

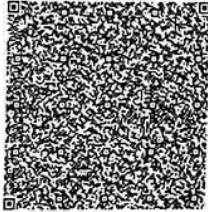


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK22093048045401P
Certificate Issued Date : 07-Jun-2017 12:58 PM
Account Reference : NONACC (SV)/ uk1220004/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK122000444381994376639P
Purchased by : KIRTI SINGH PANWAR AND BHANWANI SINGH PANWAR
Description of Document : Article Miscellaneous
Property Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : KIRTI SINGH PANWAR AND BHANWANI SINGH PANWAR
Second Party : NA
Stamp Duty Paid By : KIRTI SINGH PANWAR AND BHANWANI SINGH PANWAR
Stamp Duty Amount(Rs.) : 10
(Ten only)



At.No.....
REEN SAGAR
STAMP VENDOR, Lic.No.....
Court Compound, Dehradun.

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



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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.

अनापत्ति - रापध पत्र

समक्ष- जिला पर्यटन विकास अधिकारी जनपद देहरादून ।

भै/हम श्री कीर्ति सिंह पवार पुत्र स्व० संवर वीर सिंह पवार निवासी एम-16, वन्दलोक कालोनी, राजपुर रोड, जिला देहरादून । एवं भवानी सिंह पवार पुत्र स्व० संवर वीर सिंह पवार निवासी एम-16, वन्दलोक कालोनी राजपुर रोड, देहरादून ।

हम उपरोक्त रापधकर्तागण निम्न कर्म रापधपूर्वक करते हैं:-

- 1- यह कि हम रापधकर्तागण का नाम व पता उपरोक्त सत्य है ।
- 2- यह कि हमारे आवासीय भवन स्थित एम-16 वन्दर लोक कालोनी 101 राजपुर रोड देहरादून को अपनी माता जी श्रीमती प्रीति पंसार पत्नी स्व० संवर वीर सिंह पवार स्वयं के उपयोग के अतिरिक्त अवस्थित 5 कक्षाओं को अतिथि उत्तराखण्ड गृह आवास {होम स्टे} नियमावली के अन्तर्गत पंजीकृत करने की इच्छुक हैं, जिस पर हम रापधकर्तागण को कोई आपत्ति नहीं है ।
- 3- यह कि उक्त आवासीय भवन का पूर्ण निजी स्वामित्व हमारे स्वयं का है, जिस पर स्वामित्व अथवा कोई झगडा नहीं है ।
- 4- यह कि भै/हमारे माता जी द्वारा अतिथि उत्तराखण्ड गृह आवास होम स्टे नियमावली 2015 प्रथम संशोधन नियमावली 2016 तथा समय-समय पर जारी संशोधन में किए गये प्राविधानों/नियमों/उपनियमों/सारों का भूमी भाति पट लिया है, जिसका पूर्ण रूप से अनुपालन सुनिश्चित करने हेतु पूर्ण रूप से बाध्य हैं ।

घोषणा

उपरोक्त वर्णित समस्त तथ्य सत्य व सही हैं कोई तथ्य छिपाया नहीं गया है । हमारे अपनी माता जी द्वारा होम स्टे योजना के अन्तर्गत पंजीकरण कर पर्यटन एवं आवन्तुक हेतु गृह आवासीय योजना का संवाहन करने में हमें कोई आपत्ति नहीं है ।

ह० रापधकर्ता
श्री कीर्ति सिंह पवार

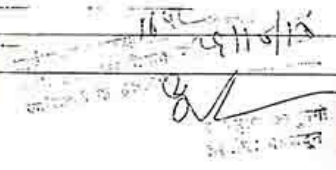
ह० रापधकर्ता
भवानी सिंह पंसार

This affidavit is verified before me by
Shri.
Who is identified by Shri.
at Dehradun.

N.S. NEGI
Advocate & NOTARY Dehradun.

उद्धरण भारतीय

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This Sale Deed is made this 12th day of February 1987 by Sri Avinash Saxena s/o Shri H.C. Saxena, resident of 20-A, Teg Bahadur Road, Dalanwala Dehradun (hereinafter called the Seller which expression shall be deemed to include his heirs, successors, administrators and assigns) in favour of Sri Samar Beer Singh Panwar son of Sri Shoor Beer Singh r/o Purana Darbar Tehri, district Tehri Garhwal (hereinafter called the Purchaser which expression shall be deemed to include his heirs, successors, administrators and assigns).

Whereas the Seller above named is the sole owner in possession of a plot of land fully detailed and described in the Schedule below vide duly registered Sale Deed dated 2nd day of June, 1981 entered in Book No. 1,

Saxena

Mr Preeti Panwar



2.

Volume 97 at pages 783 to 806 at document No.516 on 11.7.81
in the office of the Sub-Registrar, Dehradun.

And whereas the Seller above named agreed to sell
the said plot of land fully detailed in the schedule below
and for greater clearness shown in red and marked by letters
ABCD in the plan annexed, for a sum of Rs 1,40,000/- (Rupees
one lac and forty thousand) only and the Purchaser agreed
to purchase the same for the said price.

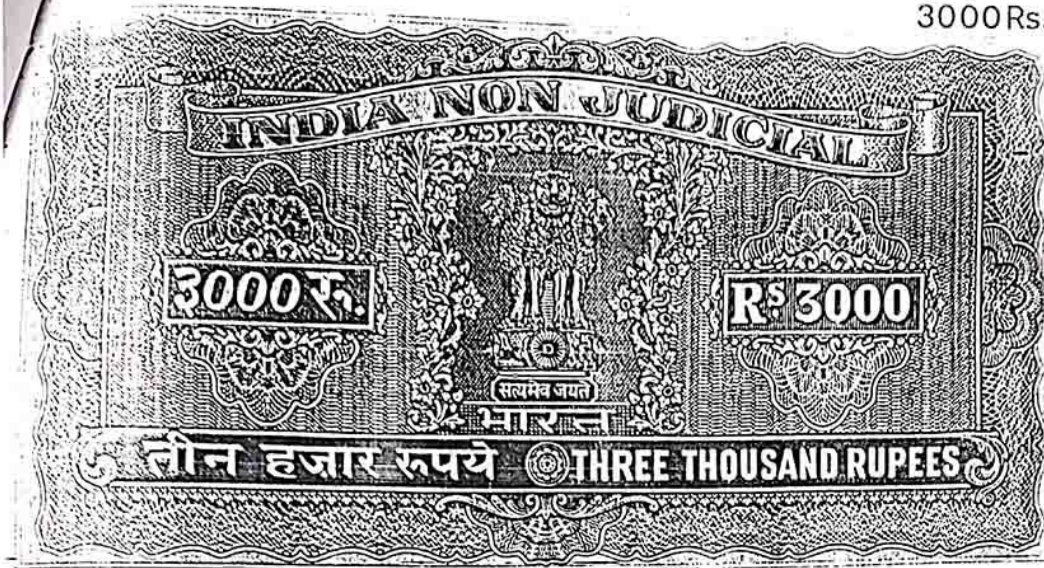
Now this Sale Deed witnesseth as under :-

That in pursuance of the said agreement and in
consideration of Rs. 1,40,000/- (Rupees one lac, forty
thousand) only to be received before the Sub Registrar
Dehradun at the time of presentation of the Sale Deed
for registration, the Seller above named does hereby
sell, convey, assign and transfer all that plot of
land fully detailed and described in the schedule below
with all the right, title and interest including easement
rights and other rights held or to be held with the same
unto and for the use of the Purchaser as sole and absolute
owner thereof TO HAVE and TO HOLD the same as full owner:

M. P. P.

R

3000Rs.



3.

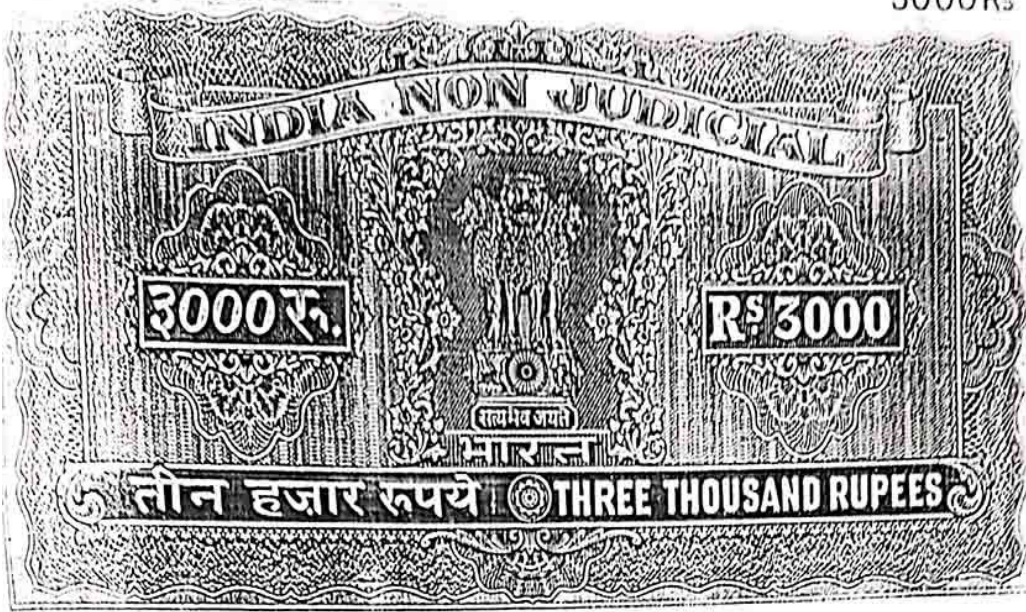
the possession of which has been delivered to the Purchaser on the spot.

The Seller hereby covenants and declare:-

1. That he has subsisting right to sell the Plot of land hereby sold.
2. That he has not done any act, deed or thing by which his right to sell becomes defective.
3. That the plot of land hereby sold is free from all encumbrances, lien and charges, court attachment, pledge, mortgage, Bank and Society Loans and also free from all legal flaws and any litigation.
4. That the Purchaser will enjoy the rents and profits of the land in any manner he may like without any hinderance, obstruction and interference from the Seller or any person claiming under, through or in trust for him.
5. That in case of any defect in the title of the Seller or his competency or right to sell the property, the purchaser suffers any loss or damage, or is deprived of the land or any part of the land hereby sold, then the seller shall be liable to compensate the purchaser for all

Signature
Mrs P. A. Pan

3000Rs



4.

such loss or damage and the Purchaser shall have the right to recover all such damage or loss so suffered by him, from the Seller.

6. That notice under Section 26 of the Ceiling Act was given on 6.2.1987 and the Competent Authority has intimated to the Seller vide letter dated 10.2.1987 on the notice issued by the Seller u/s 26 of the Urban Land Ceiling and Regulation Act, 1976 that the Government is not interested in the Purchase of property and so the Seller is fully authorised to sell the land.

7. That the Seller has obtained Income Tax Clearance certificate, the original is annexed herewith.

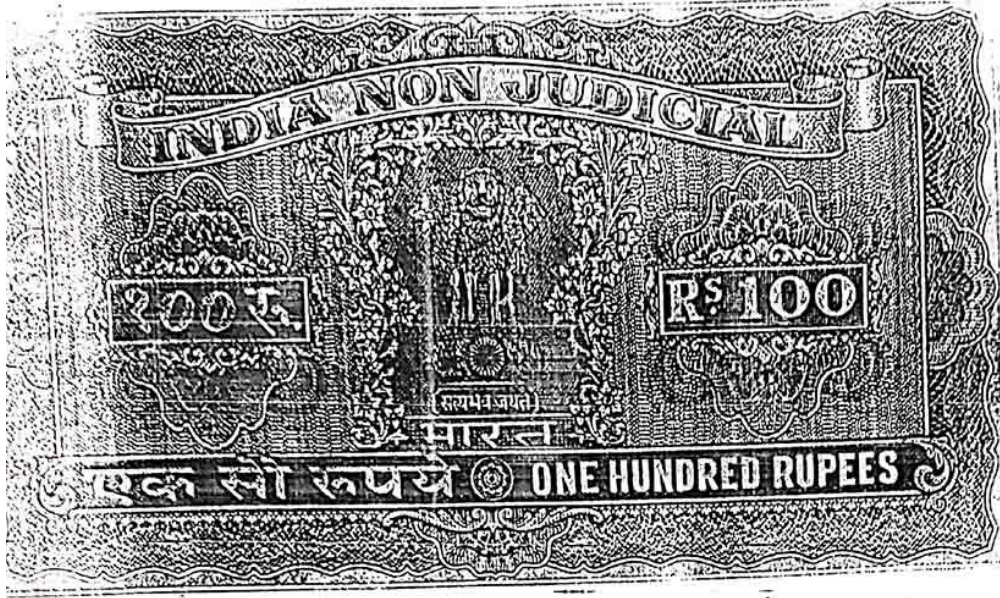
8. That as per circle rate the value of the land being transferred comes to Rs. 1,24,950/- but the sale consideration being higher, the stamp duty has been paid on the sale consideration.

Schedule of the land conveyed.

All that land bearing khasra No.8, measuring 0.206 acres or 833.476 sq. meters situated in village Salawala Dhoran,

[Signature]
M P A P *[Signature]*

100Rs



5.

pargana Central Doon, district Dehradun, more fully bounded in red lines and marked by letters A B C D A in the plan annexed, bounded and butted as under :-

- North: Land of others side measuring 84'
- South: 30' wide road, side measuring 84'
- East: Land of Mr. Naithani, side measuring 107'
- West: 30' wide road, side measuring 107'

In witness whereof the Seller above named has set his hand on this sale deed.

Witnesses:

1. *P.L. Chopra*
P.L. CHOPRA
5/10 SH. DIARE LAL CHOPRA
2-10 24-D.A.V. COLLEGE ROAD
D. Dum
2. *Harinder Singh*
15-B RASHTRIY KENDRA
DUM.

[Signature]
Seller.

Drafted by: *(Y.P. Bhatia)*
Advocate, Dehradun.

Typed by: *(Ram Gopal Gubta)*
Dehradun.

M. 18 *P. 100/11* *Pamru* *[Signature]*