

9/5/18

Sale Deed

Sale Consideration: Rs. 35,00,000/-
Government Value: Rs. 34,06,000/-
Stamp Duty: Rs. 1,75,500/-
PDE No. UKPDE2018045132405

Seller/S:- Smt. Surendra Kaur
W/o Sh. Darmeet Singh
R/o 43, Park Road, Dehradun.
Form 60
Adhar: 4138 7149 6883

Purchaser/S:- Sh. Naveen Kandari,
S/o Sh. Balbir Singh Kandari
R/o B-1 Block, Saraswati Vihar,
Ajabpur, Chakrata Road,
Dehradun.
PAN: AOXP8813J

SCHEDULE OF THE PROPERTY

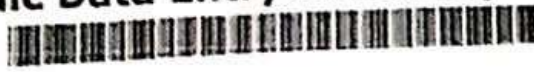
All that Residential Property comprising under Khata no.01872(according to Khatoni 1416-1421 fasli) having khasra no.1262 Ga Min., area measuring 186.80 sq.mtr and total Covered area 180 sq.mtr. Situated at Village Mothrowala, Pargana Pachwadoon, Distt. Dehradun.

Drafted by: Advocate, Sunil Singh Raghav.

Surendra Kaur

Signature

Online Public Data Entry Summary



UKPDE2018045132405

12-Nov-2018

4:07:38PM

PROJECT NAME : खण्ड SRO : देहरादून

Appointment TokenNo:18

Appointment Time: 4:30 p.m to 5:30 p.m

Appointment Date: 12 Nov 2018

Deed/Article Type	Sale (Immovable)	Area	186.8000	रव मीटर	Stamp Duty :175,500.00
Sub-Deed/Sub-Article	Sale(Residential Building)	Transaction Value	3,500,000.00	Market Value :3,406,000.00	Regn Fees :25,000.00
Village/Location	कोटवाला (पेपी-C)	Advance	0.00	Lease Period :0.00	Avg. Rent :0.00
Area		Chattar	1252 Ga	Khatoni :	Khewat :
Transaction Value		Land Value	0.00	Page : 20	Words :1,000
					Construction Value :0.00
					House/Flat :
					Deed Writer
					/Advocate Name :R.S. Raghav

व्यवसायिक निर्माण का विवरण

क्र. सं निर्माण का प्रकार

छा

आवासीय निर्माण का विवरण

क्र. सं निर्माण के प्रकार

निर्माण का प्रकार

निर्माण का प्रकार

इस वर्ष

छा

निबंधक शुल्क का विवरण

क्र. सं मुद्रदान की विधि

धनराशि

संदर्भ क्रमांक

1

Cash

25,000.00

0

स्टाम्प शुल्क का विवरण

क्र. सं मुद्रदान की विधि

धनराशि

संदर्भ क्रमांक

पारी दिनांक

स्टाम्प बिलेटा नंबर

1

e-Stamp

175,500.00

IN

12-Nov-2018

पक्षकारों का विवरण

पक्षकार का प्रकार पक्षकार का विवरण

हस्ताक्षर

व्यवसाय

पैन नं.

मोबाइल नं.

पहचान पत्र संख्या

विक्रेता / धन पत्र धीरवी नुवेद कीर पत्नी श्री रमिता सिंह

Scander Khan

OTHERS

FORM 60

ADHAAR : 4138 7149

निवासी 42, चर्क रोड, देहरादून

6883

क्रिडा / द्वितीय पक्ष श्री नवीन कंठारी पुत्र श्री बलवीर सिंह कंठारी

Raghu

OTHERS

AOXPk8813

J

PAN CARD :

निवासी बी-1 ब्लॉक, सरस्वती विहार, अरबपुर,

AOXPk8813J

चक्रपटा रोड, देहरादून.

पचाह श्री निवारा सिंह पुत्र श्री जय चंद सिंह निवासी

SMV

OTHERS

ADHAAR : 2012 1309

444, टी एन्टे, बंगाराबाना देहरादून

2513

पचाह श्री शैलेन ध्यानी पुत्र श्री रमेश चंद ध्यानी

SMV

OTHERS

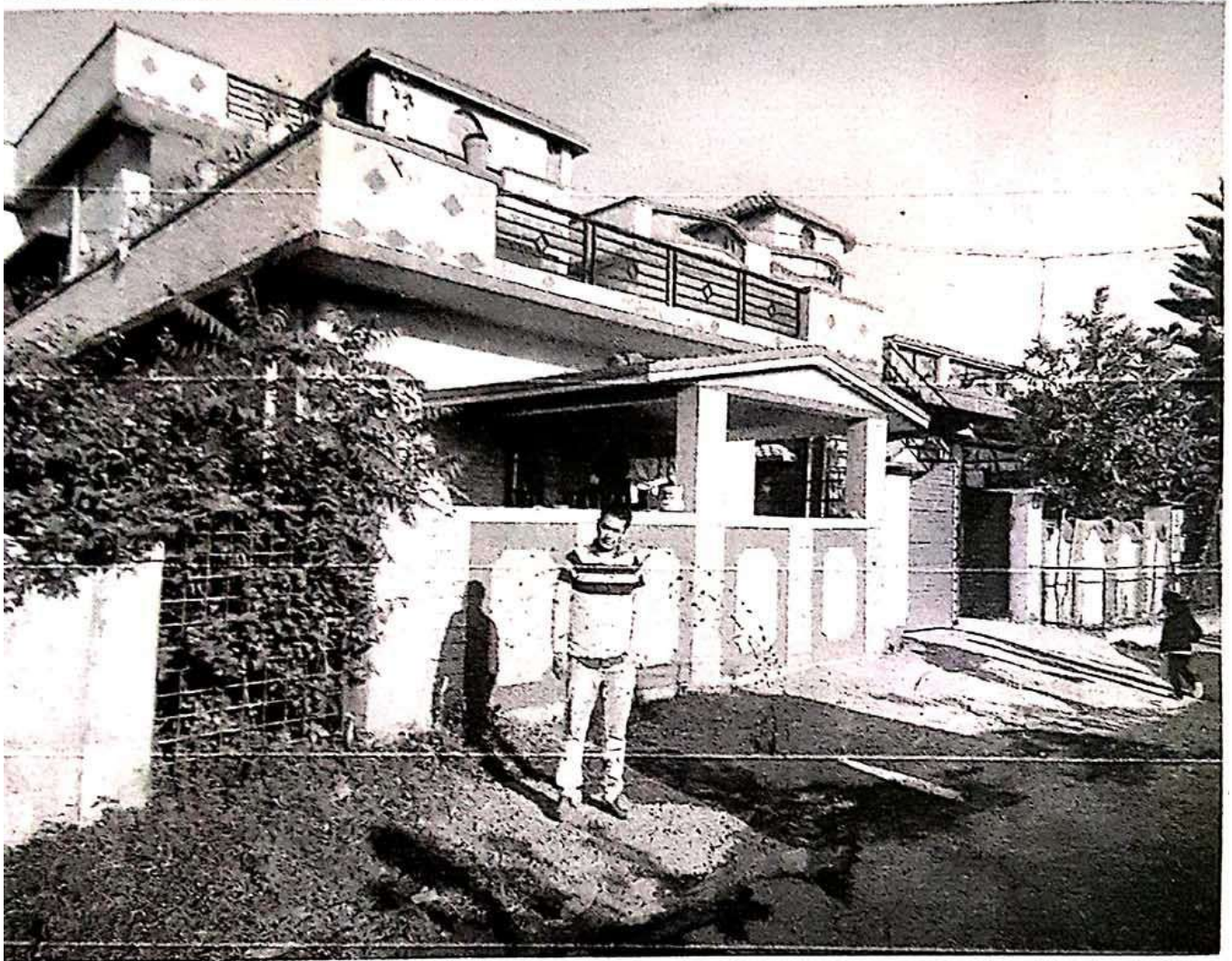
ADHAAR : 4297 2506

निवासी नवामू, चमोली, उत्तराखण्ड.

8106

SCHEDULE OF THE PROPERTY

All that Residential Property comprising under Khata no.01872(according to Khatoni 1416-1421 fasli) having khasra no.1262 Ga Min., area measuring 186.80 sq.mtrm and total Covered area 180 sq.mtr. Situated at Village Mothrowala, Pargana Pachwadoon, Distt. Dehradun.



Surinder Kaur

Y. A. S. G. S.

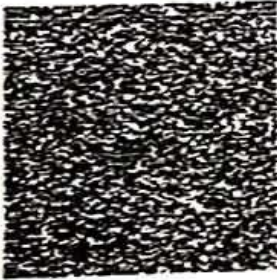


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK90976818675560Q
Certificate Issued Date	: 12-Nov-2018 03:44 PM
Account Reference	: NONACC (SV)/ uk1201304/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120130483452380133403Q
Purchased by	: NAVEEN KANDARI
Description of Document	: Article 23 Conveyance
Property Description	: MOTHROWALA DEHRADUN
Consideration Price (Rs.)	: 35,00,000 (Thirty Five Lakh only)
First Party	: SMT SURENDRA KAUR
Second Party	: NAVEEN KANDARI
Stamp Duty Paid By	: NAVEEN KANDARI
Stamp Duty Amount(Rs.)	: 1,75,500 (One Lakh Seventy Five Thousand Five Hundred only)



INDIA
UNESHA GUSTI
STAMP
DEHRADUN

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



Handwritten signature

TQ 0004331576

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoicstamp.com". Any discrepancy in the details on the 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.

SALE DEED

THIS DEED OF SALE is made on this 12th day of Nov 2018 by

**Smt. Surendra Kaur
W/o Sh. Darmeet Singh
R/o 43, Park Road, Dehradun.
(hereinafter called Seller) of the one part;**

IN FAVOUR OF

**Sh. Naveen Kandari,
S/o Sh. Balbir Singh Kandari
R/o B-1 Block, Saraswati Vihar,
Ajabpur, Chakrata Road,
Dehradun.
(hereinafter called Purchaser) of the other part;**

Provided always and it is hereby mutually agreed that the expressions Seller and the Purchaser shall mean and include their respective heirs, legal representatives, administrators and assigns.

And Whereas the Seller is a sole and exclusive owner of all that property which is more-fully described in the schedule given at the foot of this deed hereinafter called the "said property" and the Seller has exclusive legal rights to execute this deed of sale in favour of Purchaser.

And whereas the Seller purchased the said property in the form of land from Sh. Raj Kumar Shah S/o Sh. Puran Lal Shah R/o 94, Dharampur, Distt. Dehradun. by virtue of Sale Deed dated 24.01.2007, which is duly registered in the office of S.R. I, Dehradun, at Book no.1, Vol.1766 Page 169, ADFB No.1, Vol.1802, Pages 897/910, Sl.no. 2625, registered on dated. 14-03-2007 and after constructed a residential house.

And Whereas Purchaser has approached the Seller to purchase the said property which is more-fully described in the schedule and the Seller has also agreed to sell the same for a total sum of **Rs.35,00,000/- (Rs. Thrity Five Lakh Only)**. On which the Purchaser has agreed to buy the same on the said price.

Swinder Kaur

[Handwritten Signature]

श्री. श्री. 154 पृ. (1) का शिथिलपत्र

बही संख्या 1 रजिस्ट्रीकरण संख्या 9151 वर्ष 2018

Sale (Immovable)	प्रतिफल रु0 : 3,500,000.00			
Sale (Residential Building)	मासियत रु0 : 3,406,000.00			
रजिस्ट्रेशन शुल्क रु0 25,000.00	प्रतिलिपि शुल्क रु0 10.00	इलेक्ट्रॉनिक प्रोसेसिंग शुल्क रु0 200.00	कुल योग रु0 25,210.00	शब्द सगभग 1,000

श्री नवीन कंडारी पुत्र श्री बलबीर सिंह कंडारी निवासी बी -1 ब्लॉक , सरस्वती विहार , अजबपुर , चकराता रोड , देहरादून . ने आज दिनांक 12 Nov 2018 समय मध्य 5PM व 6PM को कार्यालय उपनिबन्धक देहरादून, चतुर्थ में प्रस्तुत किया ।



नवीन कंडारी

Naveen

उपनिबन्धक
देहरादून, चतुर्थ
12-Nov-2018

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्रीमती सुरेंद्र कौर पत्नी श्री दरमित सिंह निवासी 43, पार्क रोड , देहरादून । ने विक्रय धन मूबलिंग रु0 3,500,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन क्रेता श्री नवीन कंडारी पुत्र श्री बलबीर सिंह कंडारी निवासी बी -1 ब्लॉक , सरस्वती विहार , अजबपुर , चकराता रोड , देहरादून . । ने भी स्वीकार किया ।

जिनकी पहचान श्री शिवराज सिंह पुत्र श्री जय चंद सिंह निवासी 441, टी एस्टेट , बंजारावाला देहरादून तथा श्री शैलेश ध्यानी पुत्र श्री रमेश चंद ध्यानी निवासी लंगासू , चमोली , उत्तराखंड . ने की।



उपनिबन्धक
देहरादून, चतुर्थ
12-Nov-2018

NOW THIS DEED WITNESSETH AS UNDER

That in pursuance of the said agreement and in consideration for a sum of **Rs.35,00,000/- (Rs. Thrity Five Lakh Only)**, paid by the Purchaser to the Seller through RTGS UTR No.SBINR52018111200055071, dated 12-nov-2018 and the receipt of total Sale-consideration **Rs.35,00,000/- (Rs. Thrity Five Lakh Only)**, which the Seller hereby acknowledge and the Seller doth hereby conveys, sells, assigns and transfers all that property which is more-fully described in the schedule, given at the foot of this deed and every part thereof unto and to the use of the Purchaser, absolutely and forever along-with all rights, titles, claims, easements, appurtenances, right of paths and passages and TO HAVE AND TO HOLD the same without any let or hindrances from Seller or any other person claiming through under or in trust for seller in any manner whatsoever.

1. That the Seller has withdrawn her possession from the said property and has delivered the actual, physical, vacant and undisputed possession of said property to the Purchaser on this day.
2. That the said property is free from all kinds of encumbrances, charges, liens, demands, and court attachment and the said property is not also subject to any kind of mortgage either equitable or otherwise.
3. That if on account of any defect in the title of the Seller over the said property or on account of any other undisclosed facts, the said property or any part thereof goes out from the hands of the Purchaser or the Purchaser suffer any loss on this account the Seller shall fully compensate the Purchaser up to the extent of the loss thus suffered by the Purchaser.
4. That the Seller hereafter from time to time but always at the cost and request of the Purchaser shall do and execute and cause to be done and executed all further acts, deeds and things which are necessary and may lawfully be required to be done for more-fully assuring the title of the Purchaser over the said property.
5. That all taxes, charges, and government dues etc. payable against the said property up-till the date of this deed shall be paid by the Seller and thereafter the same shall be the sole liability of the Purchaser .
6. That the said property hereby agreed to be sold is situated out of municipal limit, Dehradun and the purchaser purchased less than 250 sq.mtr., hence sale is not hit by, the provisions of Uttaranchal Amendment Act 29/2003.

Surinder Kaur

-3-

[Handwritten Signature]

7. That the said property is the self owned land of seller and Seller is not a Promoter/Developer or a real estate agent, the seller purchased the said property in the form of land by virtue of Sale Deed bearing Sl.no. 2625, registered on dated. 14-03-2007, hence registration of the said land is not required, according to Real Estate Regulatory Act. 2016 and Uttarakhand Real Estate Ruling 2017.

8. That the Seller and purchaser does not belongs to schedule caste or schedule Tribe.

9. That the said property is more than 100 mtr away from the main road i.e Doon University Road.

10. That the said property construction is 6 yrs old.

11. That there is no registered agreement between the parties.

12. That for the purpose of stamp duty it is hereby made clear that the base rate as per the circle rate for the Land is Rs.7,000/- and the said property situated on 25ft. wide road, accordingly, circle rates comes to Rs.7,350 and the value of the land comes to $185.80 \times 7,350 = \text{Rs.}13,72,980/-$ and the value of construction comes to $180 \times 12,000 \times .941(06 \text{ yrs dep.}) = \text{Rs.} 20,32,560/-$ therefore, the total value of property comes to Rs.34,05,540/- or Rs. 34,06,000/- but the sale consideration is Rs.35,00,000/- accordingly proper stamp duty of Rs.1,75,500/- is being paid by Buyer this deed.

writed Kaur
12. That the said property is out of Cantonment Area.

SCHEDULE OF THE PROPERTY

All that Residential Property comprising under Khata no.01872(according to Khatoni 1416-1421 fasli) having khasra no.1262 Ga Min., area measuring 186.80 sq.mtrm and total Covered area 180 sq.mtr. Situated at Village Mothrowala, Pargana Pachwadoon, Distt. Dehradun.

Bounded and Butted as under:

East: Property of Smt. Surendra Kaur, S.M. 60ft.

West: Property of Sh. Raturi, S.M.60ft.

North: Property of Smt. Surendra Kaur, S.M. 33ft. 6inch.

South: 25ft. wide road, S.M. 33ft. 6inch.

IN WITNESS WHEREOF, the Seller and the Purchaser has executed this Deed on the day month and the year first above mentioned in presences of Witnesses.

Surendra Kaur
(Seller)

Harpreet
(Purchaser)

Finger print in compliance of sec.32-A of Regn. Act 1908

Seller : Smt. Surendra Kaur *Surinder Kaur*

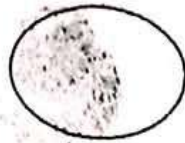
Left hand Thumb & Fin. Impression of Seller



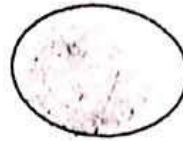
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Finger



Finger



Finger



Finger

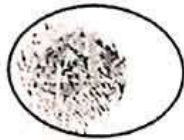
Right hand Thumb & Fin. Impression of Seller



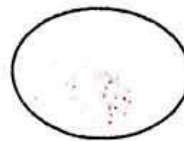
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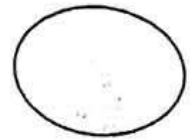
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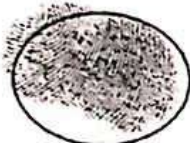
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Purchaser : **Sh. Naveen Kandari**

Left hand Thumb & Fin. Impression of purchaser



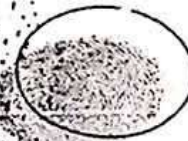
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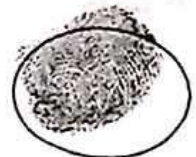
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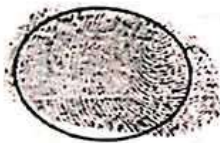


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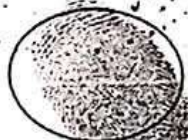
Right hand Thumb & Fin. Impression of purchaser



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Witnesses :-

Shivraj Singh
S/o Sh. Jai Chand Singh
R/o 551, Tea Estate, Banjarawala,
Dehradun .
ADHAR: 2012 1309 2513

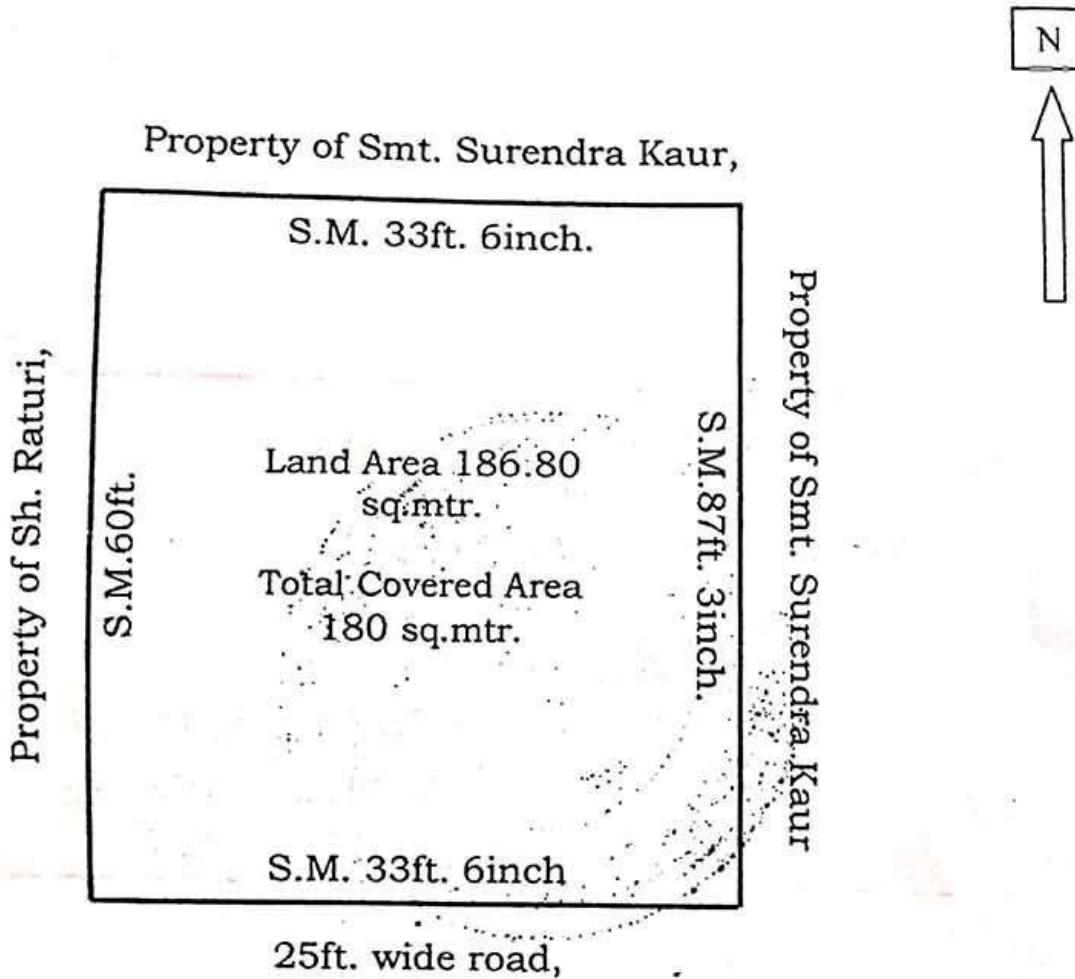
Shailesh Dhyani
S/o Sh. Ramesh Chand Dhyani
R/o Langasu, Chamoli, Uttarakhand.
Adhar: 4297 2508 8106

Drafted by: Advocate, Sunil Singh Raghav.
Parties attested their photographs.

Surinder Kaur

SCHEDULE OF THE PROPERTY

All that Residential Property comprising under Khata no.01872(according to Khatoni 1416-1421 fasli) having khasra no.1262 Ga Min., area measuring 186.80 sq.mtrm and total Covered area 180 sq.mtr. Situated at Village Mothrowala, Pargana Pachwadoon, Distt. Dehradun.

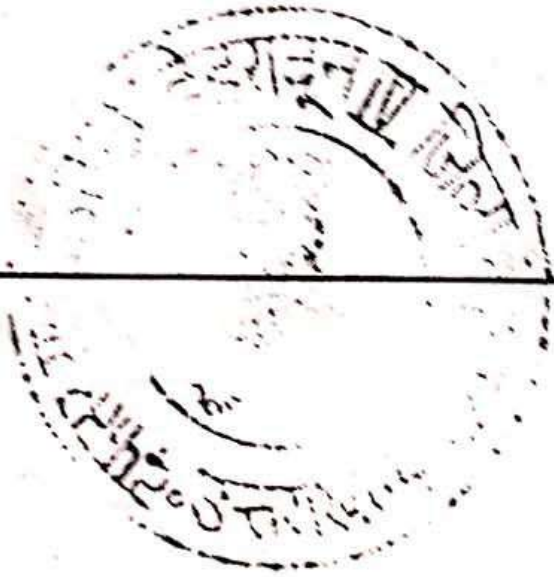


Surendra Kaur

Shree

बही संख्या 1 जिल्द 4,358 के पृष्ठ 1 से 20 पर क्रमांक 9151

पर आज दिनांक 12 Nov 2018 को रजिस्ट्रीकरण किया गया।



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
12 Nov 2018

(Handwritten signature)