

618199793

SALE DEED

24/8/2018

Dwaraka

Consideration : Rs. 70,00,000/-
Market Value : Rs. 31,24,000
Stamp Duty : Rs. 3,20,500/- (including Confirming Party)
Avas Vikas Duty : Included
Total Stamp Duty : Rs. 3,20,500/-
No of Stamp Sheets : 1
E-Certificate No.& Date : IN-UK90248358336038Q
Circle Rate & Serial No. : For total area of the Flat in accordance with the guidelines and rules laid down by the District Collector/Administration, Dehradun at S.No.1-A-1, columnNo.7, at page 19 of the Circle Rate List;
Main Location : The said property is , situated on the First Floor of the 'Vimal Kutir House' of Vimal Kutir Estate, The Mall, Mussoorie;
Schedule of the Property : ALL that Flat-D-"THE SAID PROPERTY", admeasuring 99.16 sq.mtrs. (including Super Area), situated on the First Floor of 'Vimal Kutir House' in Vimal Kutir Estate, The Mall, Mussoorie;
Name of the Seller : **Dr. Sunil Sanon**, son of Late Shri Kewal Sanon, r/o. Rickvan's Ridge, Barlowganj, Mussoorie, District Dehradun, Uttarakhand
PAN No. : ABSPS9919H
Names of the Purchaser : **Shrimati Parmeet Kaur**, wife of Shri Ramandeep Marwah , r/o. Beachwood Estate, 2nd floor, Library Road, Mussoorie, Uttarakhand
PAN No. :ASLPK3535D
Confirming Party : **Mrs. Suman Handa**, w/o. Late Sri S. K. Handa, d/o. Late Shri Kewal Sanon, r/o. Shiv Vihar, Maharani Bagh, Dehradun, Uttarakhand; (2) **Mr. Arun Sanon & Mr. Anil Sanon**, both sons of Late Shri Kewal Sanon, both residents of Vimal Kutir Estate, The Mall, Mussoorie, District Dehradun, Uttarakhand;
PAN NOS. : (1) AAEPH9355B
(2) AEBPS4300L
(3) ABNPS4155L
Drafted by : *asanan*
Anil Sanon
Suman Handa
(SELLER) (CONFIRMING PARTIES) (PURCHASER)

PHOTOGRAPH SHOWING

FLAT NO. D ON FIRST FLOOR (EASTERN SIDE) OF VIMAL KUTIR HOUSE
ADMEASURING 99.16 SQ. METRES OF COVERED AREA FORMING PART OF
VIMAL KUTIR ESTATE, MUSSOORIE BEING SOLD BY DR. SUNIL SANON TO
SHRIMATI PARMEET KAUR.



Sunil Sanon
(SELLER)

Parmeet
(PURCHASER)

व्यक्ति / PERMANENT ACCOUNT NUMBER
AAEPH9355B

नाम / NAME
SUMAN HANDA

पिता का नाम / FATHER'S NAME
KEWAL SANON

जन्म तिथि / DATE OF BIRTH
11-07-1944

हस्ताक्षर / SIGNATURE
Suman Handa

आयकर आयोग, मेरठ
COMMISSIONER OF INCOME-TAX, MEERUT

Suman Handa

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIL SANON
KEWAL SANON

25/06/1949
Permanent Account Number
ABNPS4155L

Anil Sanon
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNIL SANON
KEWAL SANON

31/08/1951
Permanent Account Number
ABSPS9919H

Sunil Sanon
Signature

Sunil Sanon

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संघीय सेवा संख्या कार्ड
Permanent Account Number Card
AEBPS4300L

नाम / Name
ARUN SANON

पिता का नाम / Father's Name
KEWAL SANON

जन्म तिथि / Date of Birth
02/02/1965

Arun Sanon
Signature

Arun Sanon

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

PARMEET KAUR
HARVINDER SINGH JAGGI
15/10/1983
 Permanent Account Number
ASLPK3535D


 Signature


 15102008

Parmeet

INDIAN UNION DRIVING LICENCE
 Govt. of Uttarakhand

DL No: UA-0719930053348
[Renewed :: 03/12/2013]
vide No. ::
UK-07/DLR/18065 /2013]

Name : ANIL PANDHI
Sl: R P PANDHI
Address : WINOKE MOORE COTTAGE
MUSOORIE DEHRADUN 248001

Signature of Holder **Date of Birth : 28/07/1957**
 is licenced to drive throughtout India vehicle
 of the following descriptions : **Sign. of The Licencing Authority**
 MCWG(NT) LMV(NT) Only **RTO, DEHRADUN**

RP

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

RAMANDEEP MARWAH
NARESH CHANDER MARWAH
24/09/1978
 Permanent Account Number
APJPM8546B


 Signature

AP

248/2018



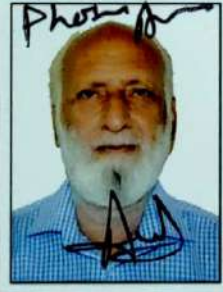
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK90248358336038Q
Certificate Issued Date : 02-Nov-2018 02:19 PM
Account Reference : NONACC (SV)/ uk1240504/ MUSSORIE/ UK-DH
Unique Doc. Reference : SUBIN-UKUK124050481988621563650Q
Purchased by : SMT PARMEET KAUR WIFE OF SH RAMANDEEP MARWAH
Description of Document : Article 23 Conveyance
Property Description : FLAT - D, 1ST FLOOR OF VIMAL KUTIR HOUSE IN VIMAL KUTIR ESTATE THE MALL MUSSOORIE
Consideration Price (Rs.) : 70,00,000
(Seventy Lakh only)
First Party : DR SUNIL SANON SON OF LATE SH KEWAL SANON
Second Party : SMT PARMEET KAUR WIFE OF SH RAMANDEEP MARWAH
Stamp Duty Paid By : SMT PARMEET KAUR WIFE OF SH RAMANDEEP MARWAH
Stamp Duty Amount(Rs.) : 3,20,500
(Three Lakh Twenty Thousand Five Hundred only)



अमित कुमार
लाइसेन्स नं 173
कोर्ट कम्पाउण्ड, मसूरी

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

SALE DEED

THIS DEED OF SALE IS MADE THIS the 2nd day of November, 2018 (Two Thousand and Eighteen) at Mussoorie, Dist Dehradun, Uttarakhand

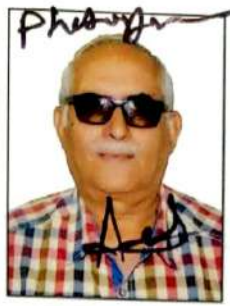
Carvee
Sunil Sanon

VO 0000695385

Anil Sanon
Suman Handa

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.



BETWEEN

Dr. SUNIL SANON, son of Late Shri Kewal Sanon, r/o. Rickvan's Ridge, Barlowganj, Mussoorie, District Dehradun, Uttarakhand 248179 (hereinafter called the '**SELLER**') of the **FIRST PART**;

AND

SHRIMATI PARMEET KAUR, wife of Shri Ramandeep Marwah, r/o. Beachwood Estate, 2nd floor, Library Road, Mussoorie, Uttarakhand (hereinafter called "**PURCHASER**") of the **SECOND PART**;

AND

Mrs. Suman Handa, w/o. Late Sri S. K. Handa, d/o. Late Shri Kewal Sanon, r/o. Shiv Vihar, Maharani Bagh, Dehradun, Uttarakhand; (2) **Mr. Arun Sanon & Mr. Anil Sanon**, both sons of Late Shri Kewal Sanon, both residents of Vimal Kutir Estate, The Mall, Mussoorie, District Dehradun, Uttarakhand (hereinafter jointly called the "**CONFIRMING PARTY**") of the **THIRD PART**;

PROVIDED ALWAYS AND IT IS AGREED AND UNDERSTOOD THAT THE expressions '**Seller**' Purchaser & Confirming Party shall mean and include their respective heirs, legal representatives, administrators, executors, successors, assigns and nominees etc. unless repugnant to the context hereunder;

WHEREAS Sahu Jagdish Prasad, son of R.B. Sahu Har Prasad, O.B.E. of Pilibhit, had purchased all that property known as 'St. Andrews Estate', renamed 'Harinikunj Estate', situated above The Mall, Mussoorie, admeasuring, more or less 1.65 acres, from one Col. Dinanath, son of L. Ramdas of New Delhi, by a deed of Conveyance dated 28.11.1944, registered as No.82 of 1944 in Book No.1, Volume 57, on pages 98 to 102, in the Office of the Departmental Joint Sub-Registrar, Mussoorie on 30.11.1944, whereby the said Sahu Jagdish Prasad become the sole and absolute owner of the said estate known as 'St. Andrews', which he purchased with his own self-earned money and in the purchase of which no hereditary or joint family capital had been employed; **and**

WHEREAS vide Sale Deed dated 25/8/1947 duly registered as No.90 of 1947, Book No.1, Volume 61 on pages 228 to 232 in the Office of the Joint Sub-Registrar, at Mussoorie on 27.8.1947, the said Sahu Jagdish Prasad, sold the portion known as St. Andrews Cottage, foundations and land appurtenant thereto, admeasuring 1230 sq. yards and marked as Plot No.3, forming part of St. Andrews Estate, as per plan attached to the said Sale Deed, in favour of Smt. Bimla Sanon, wife of Shri Kewal Sanon, resident of Sanon Lodge, Mussoorie, by virtue of which Sale Deed she became the absolute owner in possession of the said portion forming part of St. Andrews Estate, above The Mall, Mussoorie, District Dehradun; **and**

Carved

Sunil Sanon

Anil Sanon Suman Handa

Sanon

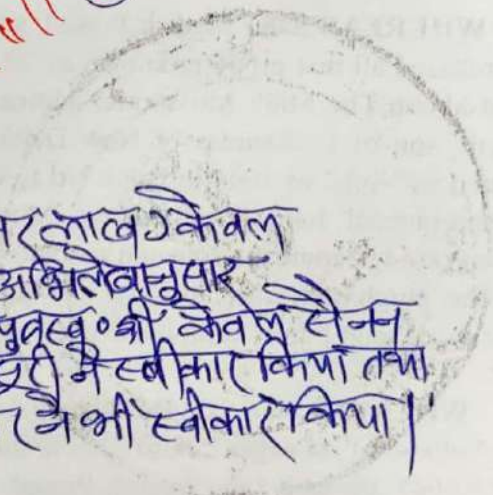
विक्रयपत्र 10,00,000/- 31.12.2018
 रजिस्ट्रेशन शुल्क 25000/- + 30000/- मिलान 10000 योग 25310000
 शब्द लगभग 10000-

श्री/श्रीमती/श्री/श्रीमती/श्री/श्रीमती
 के प्राथम पत्र
 बाबत कमीशन दि० 01.11.2018
 के अनुसार आज दि० 2-11-2018
 उनके द्वारा निर्धारित स्थान

किवन्त रिज बालीगंज मछी
 पर समग्र मय 8 सुपबजे
 जा जहाँ वास्तु में कुर्सी/
 फर्निचर में बैठकर

श्रीमती/श्री/श्रीमती श्री प्रमीत कौर पत्नी श्री सुनील माखड़ा नि०
 बीचकट स्टेट डिपॉजिटरी ऑफिस रोड मछी
 ने यह विवेक निबन्धन हेतु मेरे
 पक्ष प्रस्तुत किया।

उप निबन्धन
 मसूरी।
 श्री/श्रीमती/श्री/श्रीमती



इस लेख पत्र का निष्पादन व
 विक्रय धन रु० म० 10,00,000/- केवल
 में से रु० म० 25,000/- केवल
 प्राप्त करके श्री/श्रीमती/श्री/श्रीमती/श्री/श्रीमती केवल
 निष्क्रिय रिज बालीगंज मछी में स्वीकार किया तथा
 निष्पादन उक्त श्रीमती प्रमीत कौर ने भी स्वीकार किया।

(Handwritten signature)

WHEREAS the said property was self acquired, free hold and renamed Vimal Kutir Estate, consisting of Vimal Kutir House and land appurtenant thereto, admeasuring 1230 sq.yds or 1028.40 sq.mtrs.; and

WHEREAS Mrs. Bimla Sanon continued to look after and embellish the Vimal Kutir Estate in general and specially the Vimal Kutir built up area herein after called the 'Vimal Kutir House' from time to time; and

WHEREAS Mrs. Bimla Sanon had no other immovable property; and

WHEREAS the said Smt. Bimla Sanon, unfortunately, died in testate, on 09/5/1992, leaving behind her husband, Shri Kewal Sanon (since deceased), her married daughter, Smt. Suman Handa and her three sons, namely Shri Arun Sanon, Shri Anil Sanon and (Dr.) Shri Sunil Sanon as her surviving legal heirs and Representatives ; and

WHEREAS the names of the said legal heirs and representatives were duly mutated in the records of the Nagar Palika Parishad Mussoorie, in pursuance of Notice No.825/935/I dated 22/10/2002; and

WHEREAS Shri Kewal Sanon, father of the other four heirs, on his own accord thought it fit to relinquish his title to his share to the Vimal Kutir Estate in favour of the remaining four heirs, so that the 'Vimal Kutir' House could be divided more easily into four portions equal in value, leaving the remainder open land outside the built area as equal undivided property amongst the four heirs as above; and

WHEREAS Shri Kewal Sanon called for a Family Settlement by draw of lots in respect of the four portions in the said property namely A, B, C & D. To which the remaining four heirs agreed unequivocally to their father's such a desire and advice; and

WHEREAS this family settlement was conducted by Mr. Kewal Sanon by draw of lots; and

WHEREAS thereby, portion of 'Vimal Kutir House'- 'Flat -D', situated on the First Floor of the 'Vimal Kutir House' came to the share of (Dr.) Sunil Sanon, admeasuring more or less, covered area 85.70 sq. mtrs., including an exclusive staircase, admeasuring 13.46 sq.mtrs., total area admeasuring 99.16 sq. mtrs. alongwith the right to use and maintain the common staircase rising from the private road of the Vimal Kutir Estate ascending to the 'common compound' that leads to the above mentioned exclusive staircase; and

WHEREAS each of the above four legal heirs as mentioned, irrevocably agreed to have mutually exclusive ownership, possession and rights available to an owner under law, charge and possession of their respective portion of 'Vimal Kutir House', as respective owners; and

Carvee
Sunil Sanon
Anil Sanon Suman Handa asana

पहचान श्री अमिल पांघी
 पुत्र श्री स्व. आरपी पांघी
 निवासी काठज खेरी स्टेट बालागंज मछरी
 व श्री रमनदीप मावाह
 पुत्र श्री नैशनल मारवाह
 निवासी बीचकड स्टेट मालमछरी
 की। एवं सडमतिकताओमती सुमन वपुषा पत्नी स्व. श्री एस०
 कृष्णराज नि० शिवबिहार मखतनी बाग देवपुत्र एवं श्री अमण
 सैन एवं श्री अमिल सैन पुत्रगण स्व. श्री केवल सैन निवासी गण
 विमल कुटीर स्टेट फमाल मछरी नै की।

नव निबन्धक
 मखरी क्षेत्र
 मल्ल

Ganesh

Sanil Samra

Suman Hande

Anil Samra

Ganesh

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निष्पान्कताओ एवं सडमतिकताओ का निष्ठा
 शिवांगमा साक्षी पर्विते डे निष्ठा हे मुक्तकिया।

नव निबन्धक
 मखरी क्षेत्र
 मल्ल

WHEREAS the Open Land and roof rights of the 'Vimal Kutir House' of the estate remained equal undivided property amongst the Legal Heirs and Representatives; and while the land below the portion A vested in Mrs. Suman Handa shall belong to her at the level of the ground floor and while the land beneath the portion B vested in the ownership of Mr. Arun Sanon shall belong to him as also the land below the 'Common Compound' forming the roof of the basement which is part of portion B; **and**

WHEREAS Shri Kewal Sanon, unfortunately, breathed his last on 28/9/2008 and the Mutation of the property known as Vimal Kutir Estate, The Mall, Mussoorie, including the 'Vimal Kutir House' was carried out and entered in the records of the Nagar Palika Mussoorie, as per the Family Settlement in the portions mentioned herein before; **and**

WHEREAS subsequent to the demise of Shri Kewal Sanon the above said legal heirs continue to individually, exclusively and absolutely hold possession of their portions of the 'Vimal Kutir House' that stood already divided in their favour respectively as per the family settlement, without any interruption or disturbance by the other heirs or any one claiming through, under or in trust for it; **and**

WHEREAS each of the four heirs have affirmed that he or she or their legal heirs, representatives or assigns, will at the cost of person requiring the same do every such act or thing as may reasonably be required for further or more perfectly assuring the property hereby transferred by one to any other; **and**

WHEREAS each of the four heirs enjoy their title of the 'Vimal Kutir House' in their individual capacity, free and discharged from all claims and demands of the other three heirs concern therewith; **and**

WHEREAS each of the said four heirs; Shrimati Suman Handa, Shri Arun Sanon, Anil Sanon and Shri (Dr.) Sunil Sanon severally releases and conveys to the other of them his/her individual share and interest in the 'Vimal Kutir House' partitioned to such other, respectively; **and**

AND WHEREAS there is no encumbrance or charge on the property so partitioned;

AND WHEREAS Dr. Sunil Sanon has made the first offer to sell his Flat D on first floor of Vimal Kutir House in Vimal Kutir Estate, Mussoorie for a sum of Rs. 70,00,000/- (Rupees Seventy Lacs) only, to each of the confirming parties, individually and / collectively.

AND WHEREAS all the above stated three confirming parties, have no personal need of purchasing the Flat D individually or collectively whatsoever & have declined to consider the first offer.

Confirmed

Sunil Sanon

Anil Sanon Suman Handa Arun

AND WHEREAS the Purchaser had approached the Seller, to sell to her, **ALL** that Flat-D, admeasuring 99.16 sq.mtrs. (including Super Area), situated on the of First Floor of the 'Vimal Kutir House' of Vimal Kutir Estate, The Mall, Mussoorie and the seller herein has agreed to Sell to the said Purchaser the said Flat D, with all rights, title and interest, easements, privileges and appurtenances thereto, with all rights in common ways, entrance and passage to the Flat D, excluding appurtenant open land lying to the north and the south of the 'Vimal Kutir House', hereinafter referred to as "THE SAID PROPERTY" for a total sale consideration of Rs. **70,00,000/-** (Rupees Seventy Lacs only);

AND WHEREAS subsequently the Purchaser entered into ' agreement to sell and purchase' dated 06/09/2018.

NOW THIS DEED WITNESSETH AS UNDER: -

That in pursuance of the agreement between both the parties and in consideration for the amount of Rs. **70,00,000/-**(Rupees Seventy Lacs only), paid by the Purchaser to the Seller in the following manner: -

- (1) Rs. 10,000/- in cash vide agreement to sell dated 06/09/2018 to the Seller;
- (2) Rs.19,20,000/- vide cheque No. 173291, dated 02.11.2018 on Central Bank of India, Tilak Nagar, New Delhi, in favour of the Seller;
- (3) Rs.50,00,000/- vide cheque No. 501090, dated ⁰³29.10.2018 on HDFC Bank, in favour of the Seller
- (4) Rs. 70,000/- deposited as TDS @ of 1% on the total sale consideration of Rs. 70,00,000/- vide Challan No. 00197 dated 2nd November 2018 under the relevant Head (Income Tax on Other than Companies), Minor Head: TDS on Property [800]

the receipt of which said amounts the Seller do hereby acknowledge as having received subject to the encashment of the cheques, in full and final payment of the consideration amount for **ALL** that Flat-D- "THE SAID PROPERTY", admeasuring 1067.00 sq.feet or 99.16 sq. mtrs. (including Super Area), situated on the of the First Floor of the 'Vimal Kutir House' of Vimal Kutir Estate, The Mall, Mussoorie the Seller hereby conveys, transfers and assigns by way of absolute sale **UNTO** the Purchaser **TO HAVE AND TO HOLD** all that said Flat-D-"THE SAID PROPERTY", with all the rights, privileges, appurtenances, right in common sewerage, drainage, right of way, passages, advantages and interests whatsoever attached or belonging otherwise thereto or annexed therewith, to be part thereof and all the rights, title, interests, claims, demands whatsoever of the Seller pertaining to the Flat D-"THE SAID PROPERTY", unto the Purchaser, absolutely and forever.

Parvati
Sunita Suman
Anil Suman Suman Handa *asana*

THE SELLER FURTHER COVENANTS WITH THE PURCHASER AS UNDER: -

1. That the "THE SAID PROPERTY" is free from all sorts of encumbrance, charges, liens, demands or any kind of attachments. All the taxes, cesses and any kind of charges or dues of whatever nature payable in respect of "THE SAID PROPERTY" shall be paid by the Seller up to this day when possession is being given and handed over to the Purchaser and thereafter the same shall be borne and be payable by the Purchaser.
2. That the Purchaser shall hereafter at all times, be fully entitled to enjoy "THE SAID PROPERTY", for residential purposes only, without any hindrance, interruption, claim or demand from the Seller and or any person claiming under, through or in trust for him.
3. That the Purchaser shall own & share half the depth of Floor with the owner of the Flat on the Floor below, who shall own half the depth of the ceiling in this case and both the said owners shall bear equal expenses for maintenance of the said common floor/ceiling, of the said Floor and the floor below, respectively;
4. That similarly, the Purchaser shall own & share half the depth of the walls of the said Flat, with the owners of Flat C, that adjoins or touches the said Flat-D-"THE SAID PROPERTY" of the Purchaser and both the said owners of Flats C and D, shall bear equal expenses for maintaining the said common walls in proper and habitable conditions;
5. That the passage & common staircase leading to the 'common compound' at the level of flat A and B (ground floor) of the said building shall remain common for use by the occupiers and owners of all the flats in the said building and it shall be the joint liability of the said owners to properly maintain and keep the same in good habitable condition.
6. That the Purchaser shall have the right and responsibility to maintain the Roof of the Flat D-"THE SAID PROPERTY" totally at her own cost although that does not transfer to her any Roof Rights to build or construct there upon whatsoever.
7. That the Flat C of Mr. Anil Sanon and Flat D-"THE SAID PROPERTY", of the Seller have a common sewage outlet up to the manhole and the same will be maintained jointly by the Owners of Flat C and Flat D from time to time.
8. The Purchaser will have the right to access the water storage tank supplying water to Flat D-"THE SAID PROPERTY" and to maintain it.

Carves

Sunil Sanon

Anil Sanon

Suman Hande

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9. That the Seller has withdrawn his possession from "THE SAID PROPERTY" under sale and has placed the same peacefully and in actual physical vacant possession to/ of the Purchaser which they both, hereby acknowledge.
10. That the Purchaser shall be at liberty to apply for water & electricity connections in her name.
11. That the Seller and other co-owners of portions of 'Vimal Kutir House' shall at the cost of the Purchaser or any person claiming through her do all acts, deeds and things in order to fully assure "THE SAID PROPERTY" unto the Purchaser, at all reasonable times;
12. That the Seller does hereby give assurance and declares that he has a good marketable title, power and authority to sell "THE SAID PROPERTY" and the same is free from all encumbrances, liens, charges, demands, attachments, court injunctions, etc. If for any defect in the title of the Seller or his power to sell "THE SAID PROPERTY", "THE SAID PROPERTY" or any part of the same is lost to the Purchaser, the Seller indemnifies the Purchaser for making good the loss incurred but to the extent not more than the sale consideration received.
13. That "THE SAID PROPERTY" shall be quietly entered into and upon and used and its usufruct enjoyed in any manner by the Purchasers without any interference from any person claiming through the Seller, or from any other person/s claiming through him, whatsoever;
14. That the main Public sewer line and drainage system of the 'Vimal Kutir House', including "THE SAID PROPERTY" under sale, is common with all the other Flats situated in the said building; as such the common sewer lines and drainage system will be maintained by the Purchaser and the owner/s of the remaining Flats by sharing proportionate expenses incurred there for, as the case may be;
15. That the Purchaser shall not make any structural change in "THE SAID PROPERTY" or to change the external façade of "THE SAID PROPERTY", in a manner which may affect the exterior look of the 'Vimal Kutir House'.
16. That the Purchaser shall have the right to get her name mutated in the records of the Mussoorie Nagar Palika Parishad and the Seller shall help and assist the Purchaser in doing the same. The Other owners of the 'Vimal Kutir House', Vimal Kutir Estate, shall have no objection to the same. The Purchaser shall be entitled to get "THE SAID PROPERTY" separately assessed and shall be liable to pay taxes accordingly.
17. That it is hereby declared that the property under Sale does not fall under the U.P. Ownership of Flats Act, 1975 (as Applicable to Uttarakhand) and that the said

Purchaser's

Savitri Suman

Deep Suman

Suman Handa

as above

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property has never been submitted to the provisions of the said Act by the Seller/ Owner, nor has any Declaration been executed or registered under Sections 2 & 10 of the said Act.

18. That there is no dispute pending in any Court of law in India in respect of the 'Vimal Kutir Estate', 'Vimal Kutir House' and or "THE SAID PROPERTY".
19. That the parties to the deed do not belong to the Schedule Caste or the Schedule Tribe category.
20. That the property is situated within the Nagar Palika Parishad Mussoorie, Distt. Dehradun and the provision of U.P.Z.A. and L.R. Act. are not applicable to it. There is no violation of any of the provisions of Uttaranchal Act 29 of 2003.
21. That whole of the expense of the sale deed have been incurred by the Purchaser and both the Parties are Indians.
22. That the Seller has handed over the notarized copy of the original sale deed & the original certified copy of the assessment order 2014 - 19 dated 30/08/2018 of the Nagar Palika Parishad Mussoorie pertaining to Vimal Kutir, the receipt of which the Purchaser hereby acknowledges.
23. That the 'Vimal Kutir House' including "THE SAID PROPERTY" is situated more than 50 metres away from the main Mall Road and is connected by a single pathway, a public road less than 5 mtrs wide. leading to the Vimal Kutir Estate and the 'Vimal Kutir House' on it. However, it is made clear that the appurtenant land continues to belong in common to the Seller and his other brothers and sister. The Purchaser shall have only the right of way to enter "THE SAID PROPERTY" from the main entrance of the Vimal Kutir Estate, through the staircase and passage held jointly by the Seller and his other two brothers and married Sister, named hereinabove.
24. That "THE SAID PROPERTY" in question is a Private Property of the Seller and the Seller is neither a Developer/Promotor. Hence there is no requirement for the Seller regarding the said Property in question to be registered in Real Estate (Regulation & Development) Act, 2016 and as applicable in the Uttarakhand Real Estate (Regulation & Development) (General Rule 2017) and as applicable. The said property in question does not come under "Project" (Group Housing, Mixed Development Project, (Residential, Commercial and Industrial Project), Commercial Projects or Plotted Development Projects) and there is no violation of any provisions of the RERA Act, 2016.
25. That the entire area of "THE SAID PROPERTY" under sale in total admeasures **99.16 sq.mtrs. covered area**. As such, "THE SAID PROPERTY" under sale is covered by the exemption provision under Section 3(2) (a) of RERA, 2016. The same has come to the Seller through the Family Settlement described hereinabove;
26. That "THE SAID PROPERTY" being sold and transferred is not included in Khewat No.65 of 'Kyarkuli-Bhatta'. The said property neither had any relation to the property of Shri Raghupratap Singh, son of Shri Raghuraj Singh, r/o. Syohara,

Parneer

Sunil Samra

Anil Samra

Suman Hande a Samra 8

Bijnor, Uttar Pradesh, nor has any relation to the said property being sold through this deed today. As a result the said property under sale is not covered by the Order No.40/Vai.A./2016 dated 23/01/2016 of the Learned District Magistrate, Dehradun and there is no impediment to the transfer and sale of the said Flat.

27. That there are no trees standing on and there is no boundary wall on "THE SAID PROPERTY";
28. That the confirming parties have jointly agreed to enter and mark their presence in the present deed in order to assure the Purchaser that they concur and confirm the sale of the said flat to the Purchaser in terms of this deed. However the entire sale consideration is favouring the seller only.
29. For purposes of valuation and Stamp Duty "THE SAID PROPERTY" has been valued in accordance with the guidelines and rules laid down by the District Collector/Administration, Dehradun at S.No.1-A-1, columnNo.7, at page 19 of the Circle Rate List as follows:

For the Covered Area - @Rs. 31,500/- per sq. mtrs x 99.16 sq.mtrs (including super area) =Rs. 31,23,540/- [rounded off to **Rs. 31,24,000/-**].

However, the Purchaser being a lady who is purchasing property in Uttarakhand for the first time only, Stamp duty of **Rs. 3,20,500/-** is being paid in the following manner:-

- i. @ 3.75% as applicable to the extent of Rs.25,00,000/- only:
= Rs.93,750/-
- ii. @5% on the Balance amount of Rs.45,00,000 = Rs. 2,25,000
- iii. Plus Rs.1,500/- [@ Rs.500/- each] for Confirming Party

amounting to Rs.3,20,250/- [rounded off to **Rs.3,20,500/-**] is being paid on the higher consideration amount of **Rs. 70,00,000/-**, which is greater than the circle rate valuation.

That the Purchaser has deposited TDS @1% of the consideration amount on Sale of Immovable Property [800] amounting to **Rs.70,000/-** (Rupees Seventy Thousand only) vide Challan No. 00197 dated 2nd November 2018 under the relevant Head (Income Tax on Other than Companies), Minor Head: TDS on Property [800] paid vide internet banking through SBI [reference No. IK00URJJG9]; Form 26QB in respect of the TDS deposited is annexed herewith this deed.

SCHEDULE OF PROPERTY

ALL that Flat-D-"THE SAID PROPERTY", admeasuring **99.16 sq.mtrs.** (including Super Area), situated on the First Floor of the 'Vimal Kutir House' of Vimal Kutir Estate, The Mall, Mussoorie, bounded and butted as under:-

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Sami Saman

Anil Saman Suman Handa

asaman

IN THE
NORTH : by Overlooking the open appurtenant land of the vendor and other co owners;
SOUTH : by Overlooking the open 'common compound of the vendor/other Co-owners;
EAST : by Overlooking open passage of Vendor and Co-owners;
WEST : by Property of Shri Anil Sanon (Flat-C the western flat of the first floor of Vimal Kutir House) Overlooking the hill side passage of Vendor/ Co- owners.

IN WITNESS WHEREOF the Seller, Purchaser and the Confirming Party/ies have executed this deed on the day, month and year first above written, in the presence of the Witnesses who have, in turn signed the same in the presence of all the parties and in the presence of each other.

Sunil Sanon
(SELLER)

Anil Sanon
Sanon
Suman Handa
(CONFIRMING PARTY)

Pameeji
(PURCHASER)

(Finger Prints of the Seller, Purchaser & the Confirming Party, under the provisions of Section 32-A of the Indian Registration Act, 1908):

Name & Address of the Seller:-

Dr. Sunil Sanon,
son of Late Shri Kewal Sanon,
r/o. Rickvan's Ridge, Barlowganj,
Mussoorie, District Dehradun, Uttarakhand

PAN No.: ABSPS9919H

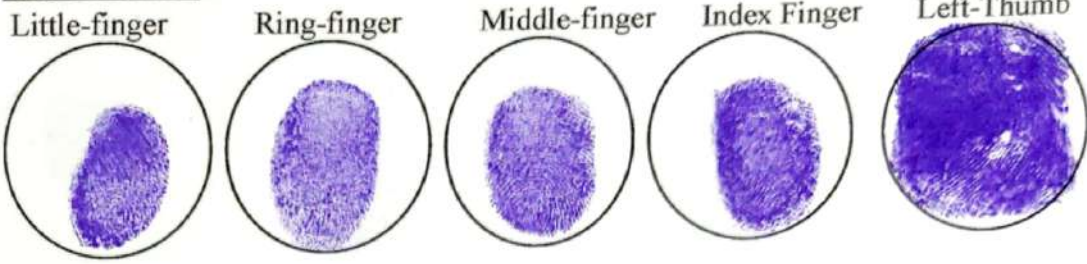
Pameeji

Sunil Sanon

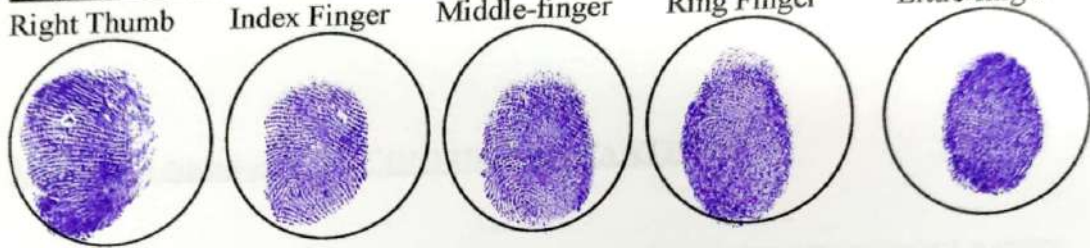
Anil Sanon *Suman Handa*

Sanon

LEFT HAND:



RIGHT HAND:



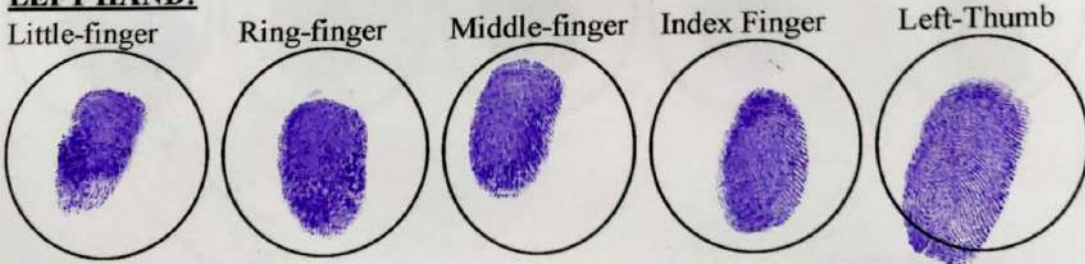
Sunit Suman
(SELLER)

Name & Address of the Purchaser:-

Shrimati Parmeet Kaur,
wife of Shri Ramandeep Marwah ,
r/o. Beachwood Estate, 2nd floor, Library Road,
Mussoorie, Uttarakhand.

PAN No.: ASLPK3535D

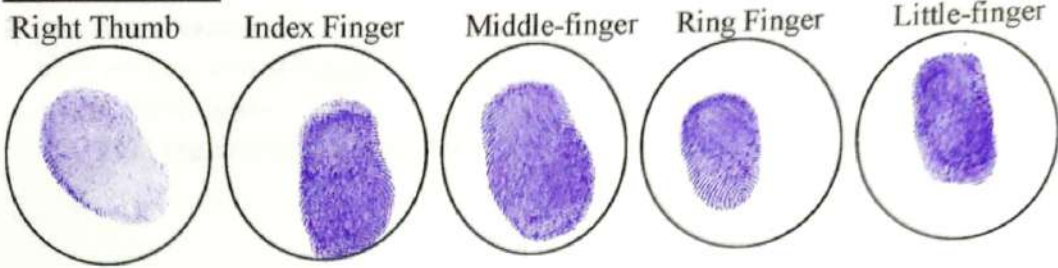
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Parmeet
Sunit Suman

Sunit Suman Suman Handa *asmer*

RIGHT HAND:



Chameer
(PURCHASER)

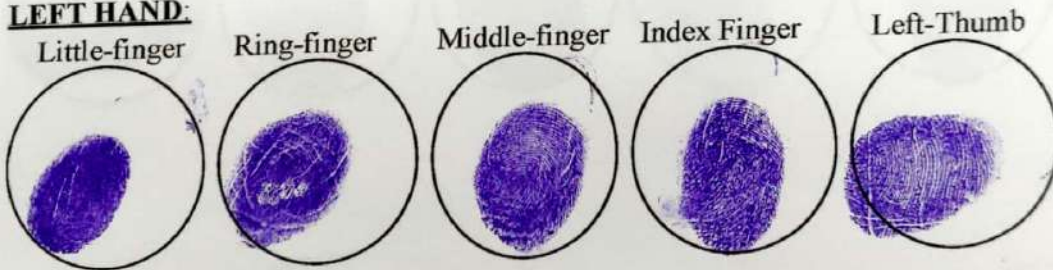
Names & Addresses of the CONFIRMING PARTIES:

1. **Mrs. Suman Handa**
w/o. Late Sri S. K. Handa
Shiv Vihar, Maharani Bagh
Dehradun, Uttarakhand

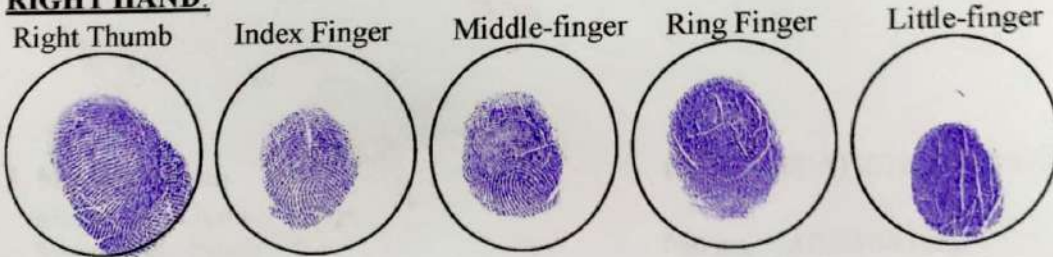
IDENTIFICATION DOCUMENT

Pan no. AAEPH9355B

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Suman Handa
(CONFIRMING PARTY)

Chameer
Sunita Suman

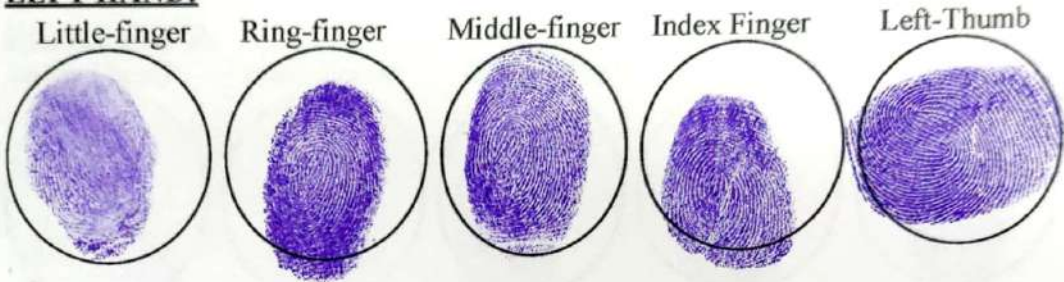
Anil Suman Suman Handa *asuman*

2. **Mr. Arun Sanon**
s/o Late Shri Kewal Sanon
Vimal Kutir Estate,
The Mall Mussoorie, Uttarakhand

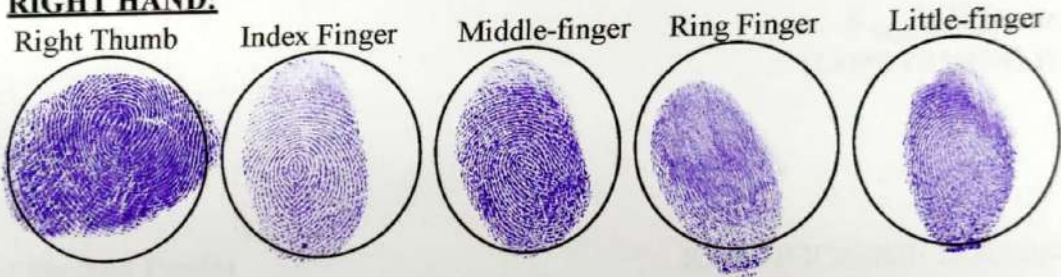
IDENTIFICATION DOCUMENT:

Pan no. AEBPS4300L

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A Sanon
(CONFIRMING PARTY)

3. **Mr. Anil Sanon**
s/o Late Shri Kewal Sanon
Vimal Kutir Estate,
The Mall Mussoorie, Uttarakhand

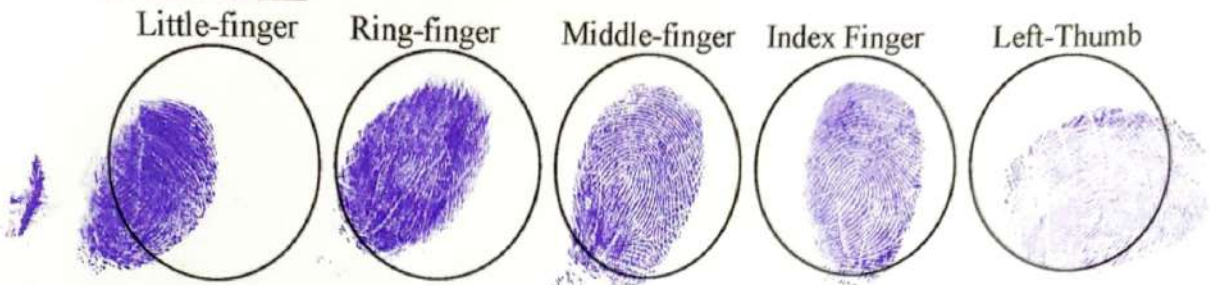
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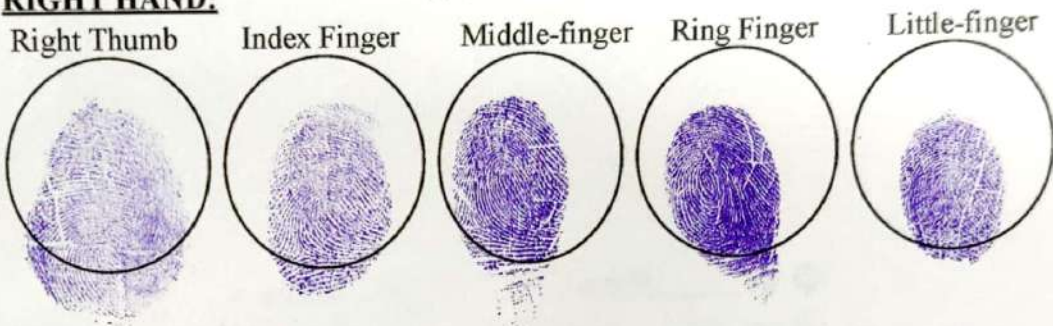
Sanon
Anil Sanon
Anil Sanon

Suman Handa *A Sanon*

LEFT HAND:



RIGHT HAND:



Anil Suman
(CONFIRMING PARTY)

WITNESSES:

[Signature]
1. **Mr. Anil Pandhi**
s/o Late Shri R. P. Pandhi
r/o Crown Brewery Estate
Barlowganj, Mussoorie, Uttarakhand

[Signature]
2. **Mr. Ramandeep Marwah**
Beachwood Estate, 2nd floor,
Library Road, Mussoorie, Uttarakhand

IDENTIFICATION DOCUMENT:

DL No. UA-0719930053348

IDENTIFICATION DOCUMENT:

Pan no. APJPM8546B

Photos attested by, drafted and typed,
under the instructions of the Parties,
in the Office of:

[Signature]
(R.S.Panwar, Advocate)

[Signature]
[Signature]

Anil Suman *Suman Handa* *[Signature]*

क्र. सं. 1 दिनांक 220 331
 को सं. पु. 1 दिनांक 299 323 सं. सं. 248/2018
 का सं. वि. सं. 11 को सं. सं. 360
2/2018

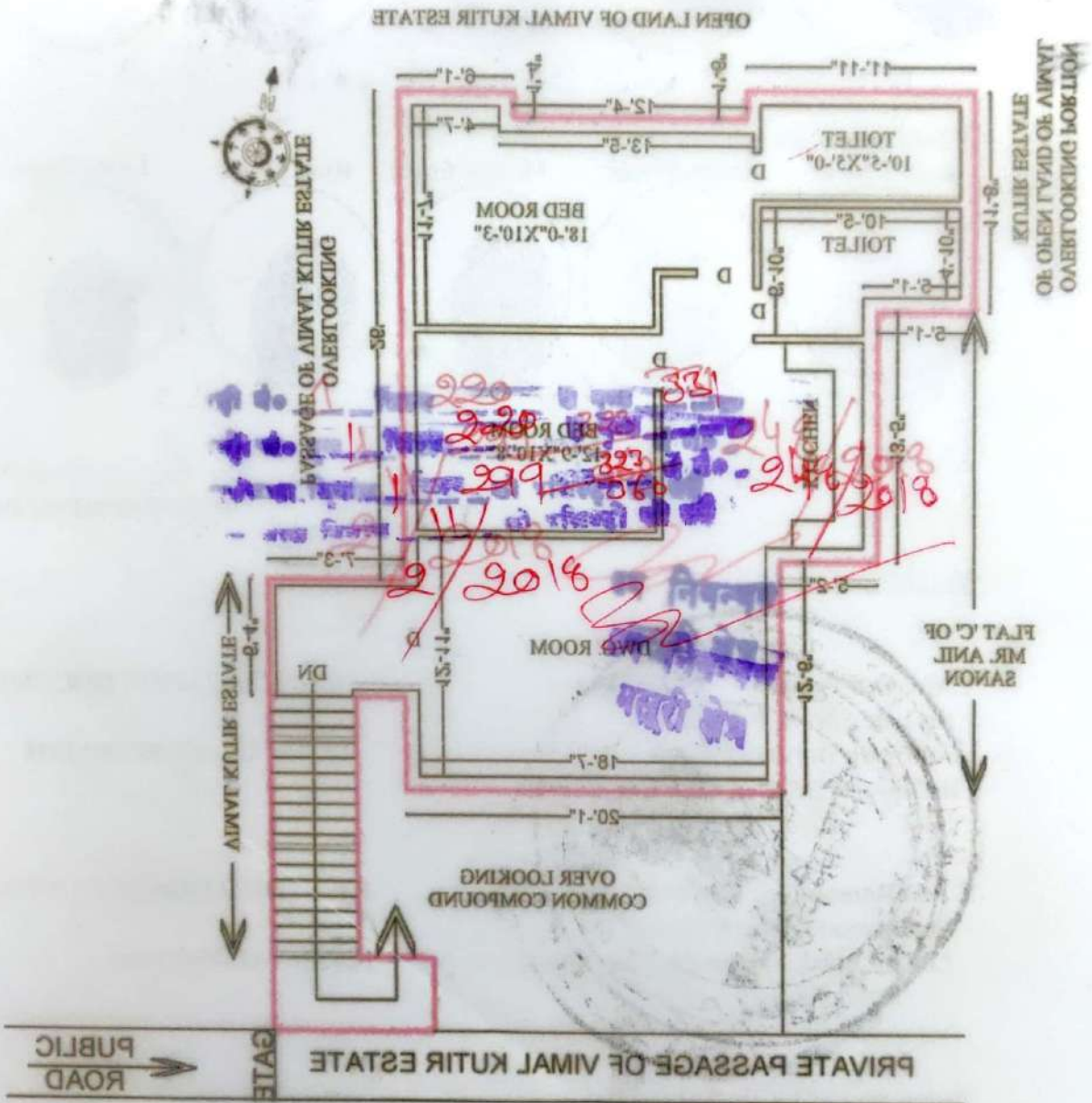
उप निपन्त्रक
 मखरी क्षेत्र



PART SITE PLAN OF PORTION OF VIMAL KUTIR HOUSE FIRST FLOOR FLAT 'D' IN VIMAL KUTIR ESTATE MUSSOORIE.

NOTE: THE BOUNDARY OF THE SOLD PORTION HAS BEEN MARKED BY RED RIBAND.

PURCHASER	-	SMT. PARMEET KAUR
SELLER	-	DR. SUNIL SANON
TOTAL AREA	-	1067.00 SQ.FT OR 99.16 SQ.MT
AREA OF STAIRS	-	144.91 SQ.FT OR 13.46 SQ.MT
COVERED AREA	-	923.15 SQ.FT OR 85.70 SQ.MT



PURCHASER

Parmeet Kaur

SELLER

Sunil Sanon
Harde