

463



SALE DEED

Consideration Rs.16,00,000.00

Market value on which stamp duty paid Rs.16,00,000.00.

No. of stamp sheets 14

Stamp duty Rs.1,60,000.00

Where as I/We Smt. Meena Gautam wife of Col. Ashoka Gautam resident of 194/3/2, Rajpur Road, Dehradun ( here in offer called the SELLER ) of the FIRST PART

am/ are the sole / joint proprietors of the property detailed in the end and also in possession of the same, do hereby sell to Shri Praveen Malhotra son of Late Shri K.K. Malhotra resident of 170, Duan Vihar, Jakhn Dehradun ( herein offer called the PURCHASER ) of the SECOND PART.

For consideration of Rs.16,00,000.00

As per details in the deed

The property is free from all charges, lien and encumbrances

of the property as given in the schedule at the foot of this



Meena Gautam



02CC 783819

SALE DEED

THIS DEED OF SALE IS MADE THIS 1st day of July 2005 between Smt. Meena Gautam wife of Col. Ashoka Gautam resident of 194/3/2, Rajpur Road, Dehradun (hereinafter called the "SELLER" ) of the FIRST PART AND Shri Praveen Malhotra son of Late Shri K.K. Malhotra resident of 170, Doon Vihar, Jakhn Dehradun (hereinafter called the "PURCHASER" ) of the SECOND PART.

PROVIDED ALWAYS and it is hereby agreed that wherever the context so requires the terms "SELLER" and "PURCHASER" shall include their respective heirs, legal representatives and assigns;

*Meena Gautam*





02CC 783820

(2)

AND WHERE all that plot of land bearing khasra plot no. 635 measuring 278.8 sq. mtrs. ( 40' x 75' ) situated in Mauza Dhakpatti Pargana Central Doon, District Dehradun was purchased by the seller from Shri R.N. Mehta, Shri S.N. Mehta and Shri M.M. Mehta sons of Rai Bahadur Prithvi Chand Mehta resident of 199, Rajpur road, Dehradun through their Power of Attorney Smt. Prem Jain wife of Shri J.P. Jain resident of 212, Rajpur Road, Dehradun vide sale deed dated 11-3-1992 duly registered in the office of the Sub Registrar, Dehradun in book no.1 volume 4 on page 35 and in additional file book no. 1, volume 61 on pages 483/512 at serial no. 1738 dated 18-4-1992.

*Mona Chandra*



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SALE IMMOVABLE

प्रतिष्ठ नः 4663

SALE

1600000.00

मसिपद (रख्य-दिया गया)

1600000.00

रजिस्ट्रेशन फीस

पंस्टिंग शुल्क

Electronic Processing Fee

कुल योग

राबन्द लगभग

5000.00

10.00

120.00

5330.00

1000

श्री/श्रीमती/कुमारी प्रवीन मल्होत्रा

पुत्र/पुत्री/पत्नी श्री स्व0 कं क मल्होत्रा

निवासी 170 दून बिहार जाखन देदून

ने आज दिनांक 01/07/2005 समय 4:41:36PM

कार्यालय उप-निबंधक सहरा देहरादून

में प्रस्तुत की

उपनिबंधक सहरा देहरादून

इस लेखपत्र का निष्पदन उक्त

श्री प्रवीन मल्होत्रा एवं स्व0 कं क मल्होत्रा, 170 दून बिहार जाखन देदून

ने स्वीकार किया तथा विलेख का निष्पदन तथा उसमें वर्णित विक्रय

धन मूल्य 1600000.00 (सहस्र/जगद. मेरे समक) प्राप्त कर

श्री गोमा गोतम, w/o अशोक गोतम, 194/3/2 गजनपुर सेउ देदून

से स्वीकार किया।

महशान श्री सुरमा मल्होत्रा

पुत्र श्री प्रवीन मल्होत्रा

निवासी जाखन देदून

श्री अशोक गोतम

पुत्र श्री ओ पी शर्मा

निवासी 194/3/2 गजनपुर

ने की

उपनिबंधक सहरा देहरादून



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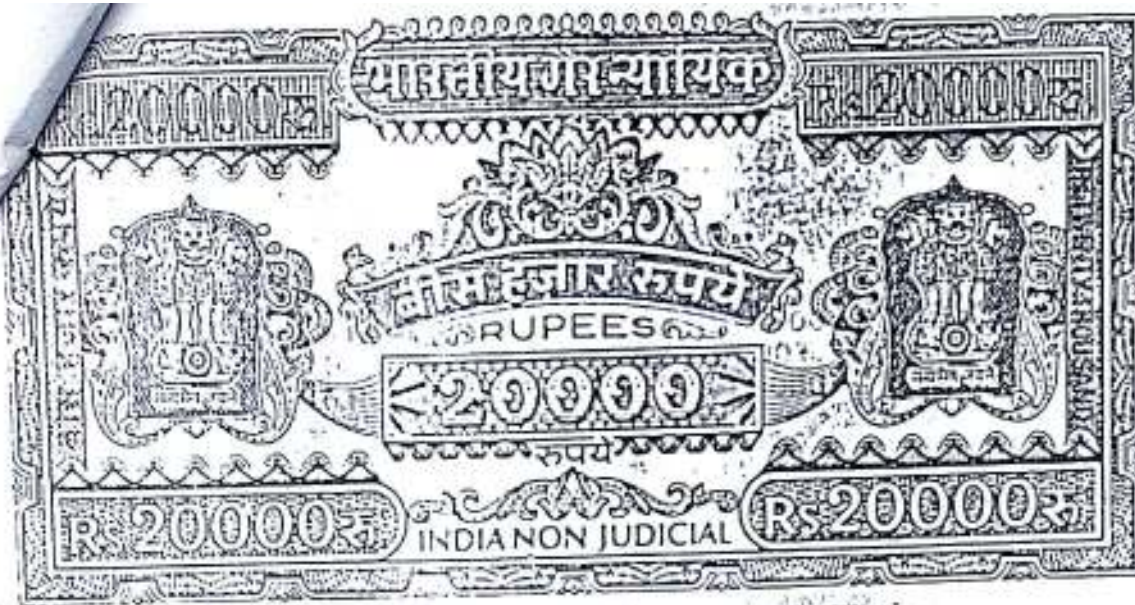
02CC 78382 J

(3)

AND WHERE all that plot of land bearing khasra plot no. 634 measuring 278.8 sq. mtrs. ( 40' x 75' ) situated in Mauza Dhakpatti Pargana Central Doon, District Dehradun was purchased by the seller from Shri R.N. Mehta, Shri S.N. Mehta and Shri M.M. Mehta sons of Rai Bahadur Prithvi Chand Mehta resident of 199, Rajpur road, Dehradun through their Power of Attorney Smt. Prem Jain wife of Shri J.P. Jain resident of 212, Rajpur Road, Dehradun vide sale deed dated 28-4-1992 duly registered in the office of the Sub Registrar, Dehradun in book no.1 volume 1 on page 69 and in additional file book no. 1, volume 82 on pages 229/254 at serial no. 3096 dated 22-6-1992.

*Mana Prakash*





02CC 783822

(4)

AND WHEREAS the Seller had sold an area of 37.5' x 75' ( 261.28 sq. mtrs. ) out of khasra no. 634 situated in Mauza Dhakpatti Pargana Central Doon District Dehradun to Shri Inder Singh son of Shri Mangal Singh vide sale deed dated 31-10-2003 duly registered in the office of the Sub Registrar Dehradun in book no.1 volume 1337 on page 123 and in additional file book no.1 volume 1361 on pages 277/288 at serial no. 1263 dated 26-2-2004 and a subsequent a correction deed dated 16-3-2004 duly registered in the office of the Sub Registrar, Dehradun in book no.1 volume 1337 on page 167 and in additional file book no.1 volume 1369 on pages 203/208 at serial no. 1912 dated 17-3-2004.

AND WHEREAS after the purchase of the said land bearing khasra no. 634 & 635 situated in Mauza Dhakpatti Pargana Central Doon District Dehradun the seller had constructed a residential house in the year 1999 and the building plan was got compounded from the Mussoorie Dehradun Development Authority Dehradun vide case no. 556/S-4/99 dated 18-3-2004 which has now been allotted bearing municipal no. 194/3/2 Rajpur Road, Dehradun.



*Munira Khan*



02CC 783823

(5)

AND WHEREAS the seller is the absolute owner and has been in exclusive possession and beneficial enjoyment of the said property bearing municipal no. 194/3/2 Rajpur Road, Dehradun measuring 296.12 sq. mtrs. forming part of khasra plot no. 634 and 635 ( i.e. 40' x 75' in khasra no. 635 and 2.5' x 75' in khasra no. 634 ) situated in Mauza Dhakpatti Pargana Central Doon District Dehradun since after its purchase without any interruption or disturbance from any person whosoever and has unrestricted transferable rights therein.

AND WHEREAS the seller has agreed to sell the said property bearing municipal no. 194/3/2 Rajpur Road, Dehradun measuring 296.12 sq. mtrs. forming part of khasra plot no. 634 and 635 ( i.e. 40' x 75' in khasra no. 635 and 2.5' x 75' in khasra no. 634 ) situated in Mauza Dhakpatti Pargana Central Doon District Dehradun to the Purchaser for a sum of Rs.16,00,000.00 ( Rupees Sixteen Lac ) only to the purchasers.



*Mura Rawan*



02CC 783824

(6)

AND WHEREAS the purchaser has agreed to purchase the said property at the said a agreed sale price of Rs.16,00,000.00 ( Rupees Sixteen Lac ) only.

NOW THIS DEED WITNESSETH AS UNDER:

That in pursuance of the said agreement and in consideration of a sum of Rs.16,00,000.00 ( Rupees Sixteen Lac ) only paid by the Purchaser to the Seller in the following manner:-

- i) Rs.5,000.00 in cash
- ii) Rs.3,00,000.00 vide cheque no. 028062 dated 15-6-2005 drawn on SBI, Rajpur Road, Dehradun.
- iii) Rs.4,25,000.00 vide pay order no. 985163 dated 1.7.2005 drawn on Fedral Bank, Rajpur Road, Dehradun.
- iv) Rs.2,44,000.00 vide pay order no. 985164 dated 1.7.2005 drawn on Fedral Bank, Rajpur Road, Dehradun.
- v) Rs.3,26,000.00 vide cheque no. 028065 dated 1.7.2005 drawn on SBI, Rajpur Road, Dehradun.
- vi) Rs.3,00,000.00 vide cheque no. 028064 dated 1.7.2005 drawn on SBI, Rajpur Road, Dehradun.



*Muna Pantam*



5000Rs.



20 JUN 1977  
 बीरगंज

13772

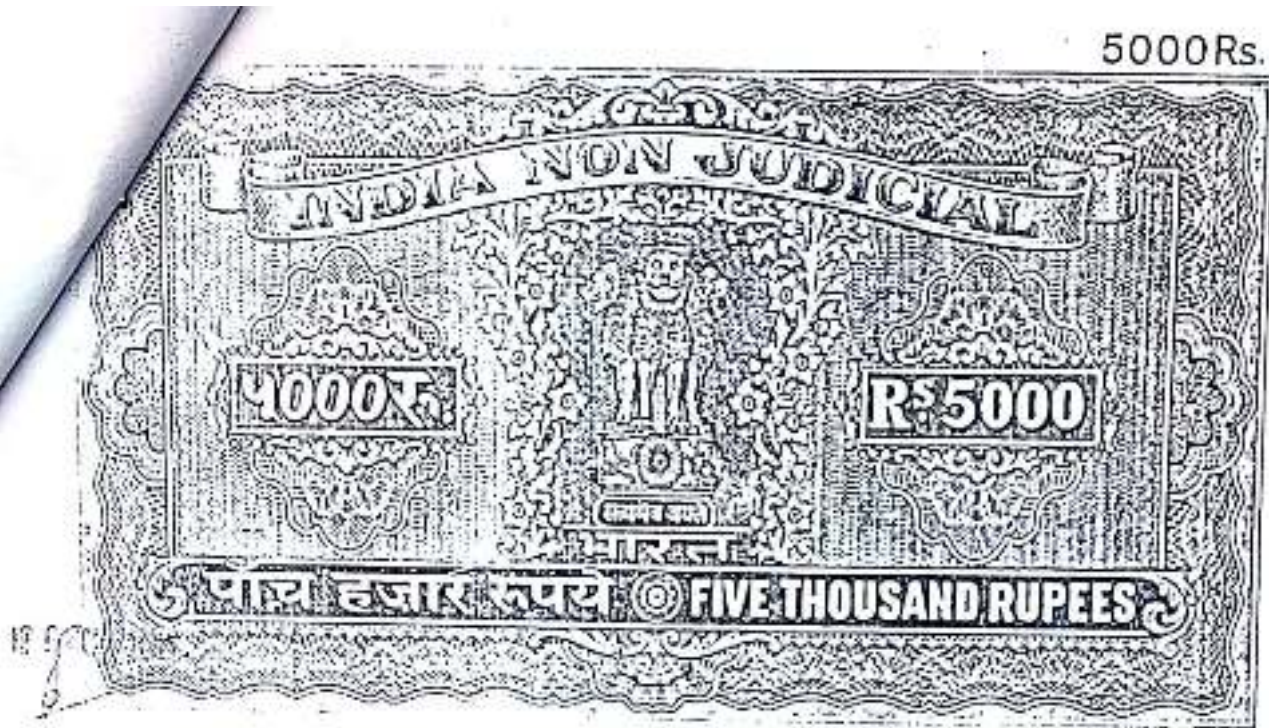
(7)

( the receipt of which the seller hereby acknowledge ), the Seller hereby transfers, alienates and assign all that property bearing municipal no. 194/3/2 Rajpur Road, Dehradun forming part of khasra plot no. 634 and 635 situated in Mauza Dhakpatti Pargana Central Doon District Dehradun measuring 296.12 sq. murs. ( i.e. 40' x 75' in khasra no. 635 and 2.5' x 75' in khasra no. 634 ) out of which covered area is 142.00 sq. meters (more fully described in the schedule given at the foot of this deed) TO HOLD the same to the Purchasers along with all rights, interest, title and easements, appurtenant thereto as absolute owners forever.

*Singhania*

*Munira Qureshi*





(8)

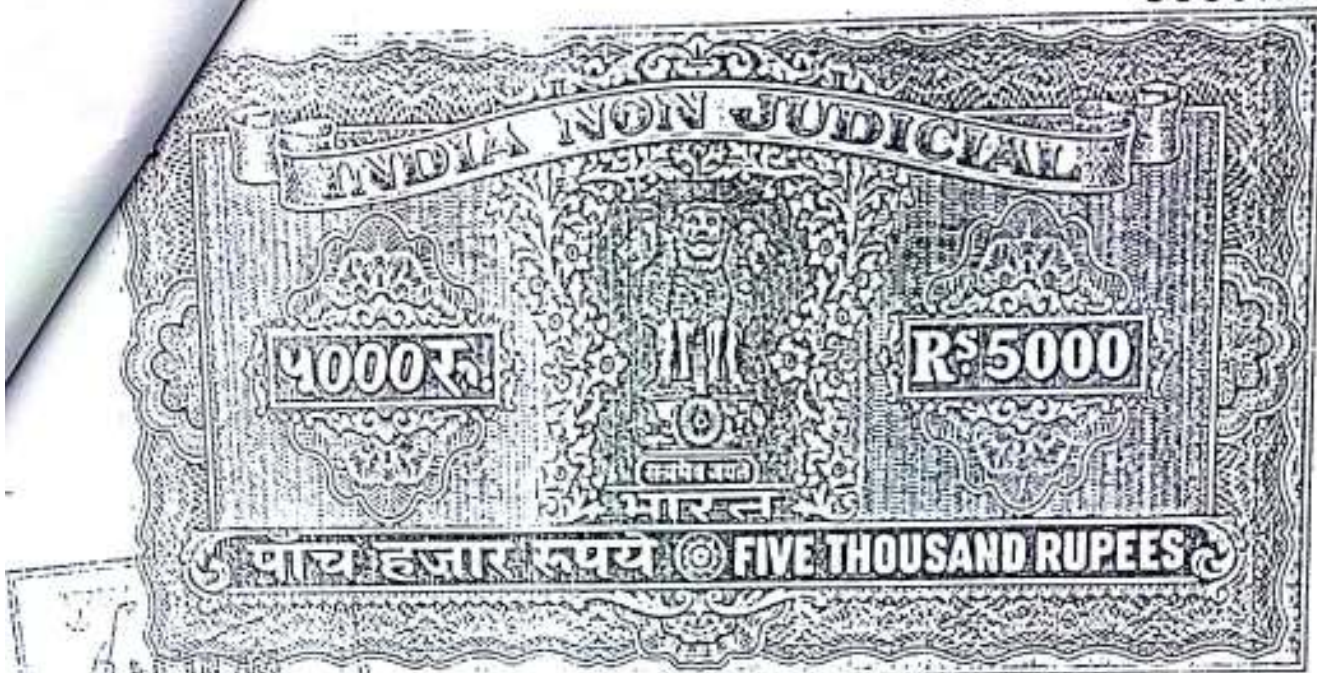
13773

SELLER FURTHER COVENANTS WITH THE PURCHASERS AS UNDER:

1. That the Sellers have delivered vacant possession of the property hereby sold which shall hereinafter be held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by Sellers, their heirs or any other person claiming through or under him and without any lawful disturbances or interruptions by any other person/ persons whatsoever.
2. That the Seller will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the Purchaser, her heirs or assigns as may reasonably be required.

*Mura Chandra*





24 JUN 2021  
 को-...

(9)

13774

3. That the property hereby sold is free from all charges, claims, litigation, mortgages, court attachments, lien and encumbrances.
4. That the interest hereby transferred subsists and the Sellers have power to sell the same.
5. That all taxes levied on the said property hereby sold, electricity and water charges upto the date of sale have been paid by the sellers.
6. That the purchaser shall also be entitled to transfer the property hereby sold by way of sale, gift, lease, mortgage, etc. or in any other manner the purchaser likes in future.

*Signature*

*Muna Bantam*



21

5000Rs.



16 JUN 2006

12345

(10)

7. That the purchaser can get the said property mutated or transfer in his own name in the municipal records or any other concerned authority by presenting the sale deed.
8. That the purchaser can get mutated the water and electric connections in his own name or to get new connection from the office of the concerned authority or authorities.
9. That the parties to this deed are not members of schedule castes/scheduled tribe.

*[Faint handwritten signature]*

*Manna Chaitanya*



5000Rs.



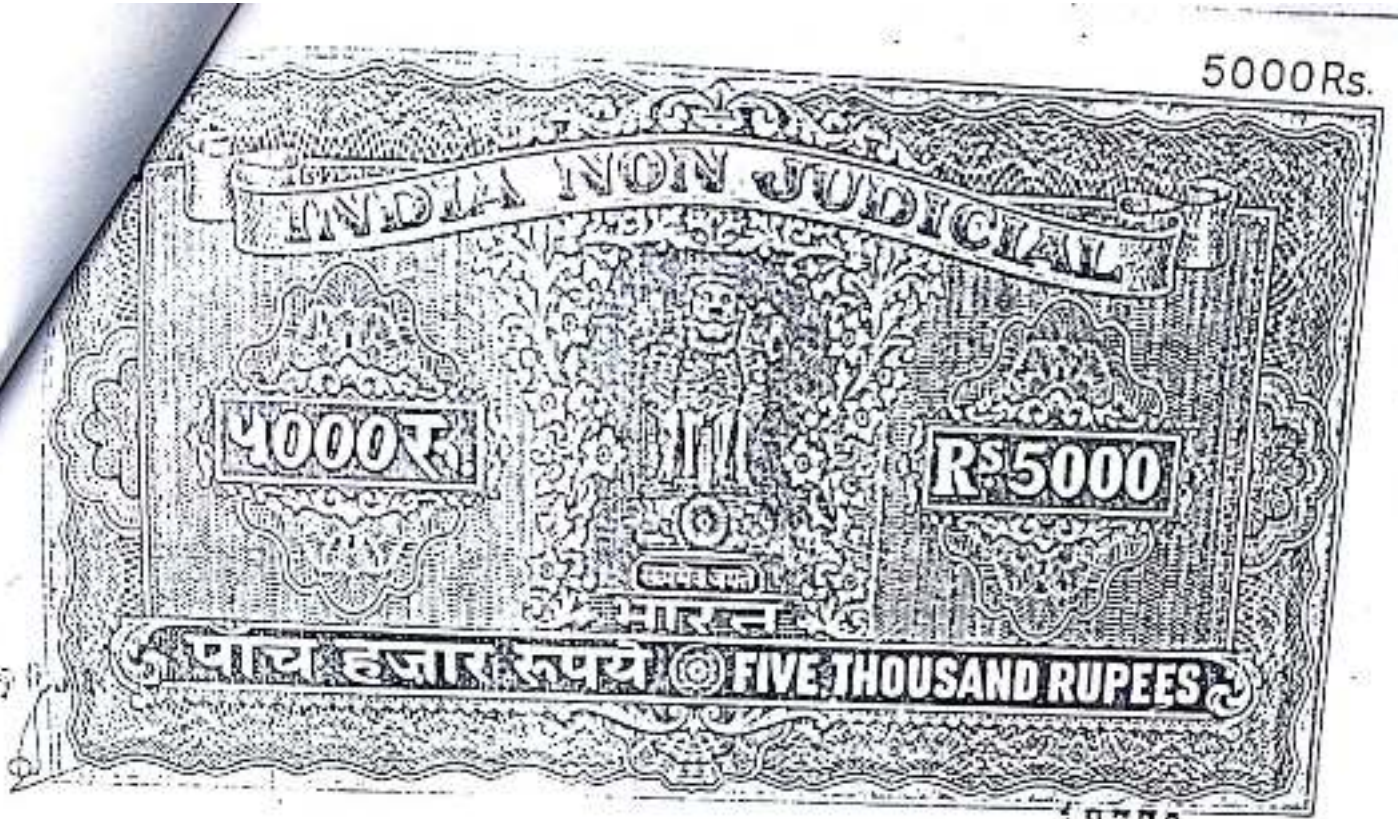
10. That the said property is not acquired till date by the Government in any scheme

11. That circle rates fixed by the state government in the locality is Rs. 3500.00 per sq. meters according to which the value of the land comes to 10,36,420.00. The constructions are valued at Rs.5,61,213.00 (142x4200x.941), thus the total cost of the property comes to Rs.15,97,635.00 which is less than the agreed sale price and hence for purposes of stamp duty the deed is valued at Rs.16,00,000.00 on which the requisite stamp duty is being paid.

*Mona Chaudhary*



5000Rs.



13779

( 12 )

12. That the Sellers further covenants to keep the Purchasers indemnified in case they are deprived of the property hereby sold or any part thereof on account of any defect in the title of the Seller or for any other reasons. . .

13. That the property hereby sold is situated at a distance of more than 50 meters from the main Rajpur Road, Dehradun

*Signature*

*Muna Chaudhary*





13785

(13)

### SCHEDULE OF THE PROPERTY

All that property bearing municipal no. 194/3/2 Rajpur Road, Dehradun forming part of khasra plot no. 634 and 635 situated in Mauza Dhakpatti Pargana Central Doon District Dehradun measuring 296.12 sq. mtrs. (i.e. 40' x 75' in khasra no. 635 and 2.5' x 75' in khasra no. 634) out of which covered area is 142.00 sq. meters ( for greater clearance shown in the attached site plan ) bounded and butted as under:

- NORTH :- 15 feet wide common road. Side measuring 42.5 feet
- SOUTH: :- Property of Smt. Sangeeta Singh, 194-F, Rajpur Road, Dehradun. Side measuring 42.5 feet
- EAST :- Property of Shri Inder Singh, 194/3/3, Rajpur road, Dehradun. Side measuring 75 feet.
- WEST :- Property of Shri Rajeev Khanna, 194/3/2B, Rajpur Road, Dehradun. Side measuring 75 feet.



*Handwritten signature: Meera Pantan*

12/1  
संजय कुमार पाण्डे  
विक्रम विद्यापीठ



पत्नी



पति



पुत्री



28763

NOTARIAL PROCEEDING

संजय कुमार पाण्डे व पत्नी श्रीमती सुशीला देवी पाण्डे के पुत्र संजय कुमार पाण्डे के सम्बन्ध में निम्नलिखित प्रमाण पत्र जारी किया गया है।

वही पं. 12/1-2005 जिल्ला 1537 पृष्ठ 927  
ए.डी.फा.युक्त जिल्ला 1514 पृष्ठ 955 से 966  
मै नं. 4663 पर आज दिनांक 01/07/2005 को रजिस्ट्री की गई।  
नोटरीय संजय कुमार पाण्डे



CHOLY J.R.



NIC UTTARANCHAL





(14)

13786

IN WITNESS WHEREOF the parties have put their hand on this deed on the day, month and year herein above mentioned.

*Munim...*

SELLERS

*...*

PURCHASER

WITNESSES:

1. *Sushma...*

Sushma Mahapatra  
W/o. Sh. Praveen Mahapatra  
17/1, Dron Vihar, Jajbhau  
Koparkhanda, D.D. Dist.

2. *...*  
SHRUTI GAUTAM  
W/O D.P. SHARMA  
R/O 19/13/2 Raj Park  
Dehradun

Drafted by and typed at the chamber of Shri S.M. Joshi Advocate *Joshi*



Attested True Copy

*V. K. JASSAL*  
MUSICIAN & NOTARY, Dehradun



गवाह



गवाह



गवाह



बही नं. 1	खिला 1.157	पृष्ठ 927
ए.डी.का.युक्त 1	जिल्हा 1514	पृष्ठ 955 से 966
पे नं. 4663	पर आज दिनांक 01-07-2005 में रजिस्ट्री की गई ।	

१०० का निवेदन नं. 1 दस्तावेज





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

## e-Stamp

Certificate No.	: IN-UK51968105336120Q
Certificate Issued Date	: 03-Feb-2018 02:24 PM
Account Reference	: NONACC (SV)/ uk1259604/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK125960404766298749123Q
Purchased by	: PRAVEEN MALHOTRA
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PRAVEEN MALHOTRA
Second Party	: NA
Stamp Duty Paid By	: PRAVEEN MALHOTRA
Stamp Duty Amount(Rs.)	: 10 (Ten only)



सतेन्द्र सिंह नेगी  
 स्टाम्प विक्रेता  
 रजि० नं०-183  
 कोर्ट बम्पाउन्ड, देहरादून

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

*P. Malhotra.*



### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.eStampCert.com](http://www.eStampCert.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 lies on the users of the certificate.
3. In case of any discrepancy please contact the Complaint Authority.

## शपथ पत्र

समक्ष- जिला पर्यटन विकास अधिकारी जनपद देहरादून।

शपथ पत्र द्वारा श्री प्रवीन मल्होत्रा पुत्र स्व० श्री के० के० मल्होत्रा, निवासी-194/3/2 राजपुर रोड, देहरादून, उत्तराखण्ड।

मैं उपरोक्त शपथकर्ता निम्न कथन करता हूँ कि:-

- 1- यह कि मेरा उपरोक्त नाम व पता सही एवं सत्य है।
- 2- यह कि 194/3/2 राजपुर रोड, देहरादून में निजी स्वामित्व की भूमि पर मेरे द्वारा आवासीय भवन निर्मित करवाया गया है।
- 3- यह कि मेरा पुत्र श्री क्षितिज मल्होत्रा उक्त भवन के 04 कक्षों को पर्यटन विभाग की होम स्टे योजना के अन्तर्गत पंजीकृत करना चाहता है, जिस हेतु उनके द्वारा आवेदन किया गया है।
- 4- यह कि उक्त भवन का होम स्टे में पंजीकरण मेरे पुत्र श्री क्षितिज मल्होत्रा के नाम पर होने तथा उनके द्वारा उक्त भवन पर होम स्टे का संचालन किये जाने पर शपथकर्ता को कोई आपत्ति नहीं है, और न ही भविष्य में कोई आपत्ति होगी।

मैं, उपरोक्त शपथकर्ता आज दिनांक 31/3/18 को पुष्टि करता हूँ कि शपथ पत्र के क्र०सं०-01 से 04 तक वर्णित तथ्य मेरी निजी जानकारी में सही व सत्य है। इसमें किसी भी प्रकार का कोई तथ्य छिपाया नहीं गया है।

शपथकर्ता

*Pralhotha*

श्री प्रवीन मल्होत्रा  
पुत्र स्व० श्री के० के० मल्होत्रा,  
निवासी-194/3/2 राजपुर रोड, देहरादून.



ATTESTED  
31/3/18  
Km. URMILA BHATIA  
DISTRICT TOURISM DEVELOPMENT OFFICER  
DEHRADUN