



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

## e-Stamp

<b>Certificate No.</b>	: IN-UK75728162020274S
<b>Certificate Issued Date</b>	: 09-Jul-2020 01:28 PM
<b>Account Reference</b>	: NONACC (SV)/ uk1260004/ DEHRADUN/ UK-DH
<b>Unique Doc. Reference</b>	: SUBIN-UKUK126000454365739072985S
<b>Purchased by</b>	: MRS PRISCILLA LANCE
<b>Description of Document</b>	: Article 4 Affidavit
<b>Property Description</b>	: NA
<b>Consideration Price (Rs.)</b>	: 0 (Zero)
<b>First Party</b>	: MRS PRISCILLA LANCE
<b>Second Party</b>	: NA
<b>Stamp Duty Paid By</b>	: MRS PRISCILLA LANCE
<b>Stamp Duty Amount(Rs.)</b>	: 100 (One Hundred only)



At. No. 10 / 100 / 100  
 KHUSHI CHANDRANI  
 STATE - UK  
 COURT COMPOUND DEHRADUN

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



### Statutory Alert:

1. The authenticity of the Stamp Certificate should be verified at [www.stampsertify.com](http://www.stampsertify.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the authenticity is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.



शपथ पत्र

समक्ष - जिला पर्यटन विकास अधिकारी जनपद देहरादून

शपथपत्र द्वारा Mrs. Priscilla Lance Wife of Mr. Samuel R. Lance निवासी- 35, ए  
कैनाल रोड किशनपुर जनपद-देहरादून। कुमार पुत्र श्री रमेश निवासी- 117 इन्द्रा कालोनी ब्लॉक -3  
चक्यूवाला जनपद देहरादून।

Priscilla  
शपथकर्ता

में उपरोक्त शपथकर्ता सशपथ निम्न कथन करती हूँ।

1. यह कि शपथकर्ता का नाम व पता सही एवं सत्य है।
2. यह कि शपथकर्ता एवं शपथकर्ता के पति Mr. Samuel R. Lance द्वारा किशनपुर परगना  
सेंट्रल दून में संयुक्त रूप से भूमि कय की गयी थी, जिसका इन्द्राज निबंधक कार्यालय में  
विधिवत दर्ज एवं अंकित है, जिसके स्वामित्व पर कोई झगडा विवाद नहीं है।
3. यह कि शपथकर्ता के पति Mr. Samuel R. Lance उक्त भूमि पर निर्मित आवासीय भवन  
के 03 फ्लो को अतिथि उत्तराखण्ड गृह आवास (होम स्टे) योजना के अन्तर्गत पंजीकृत  
करवाना चाहते हैं। जिस हेतु उनके द्वारा आवेदन किया गया है/किया जा रहा है।
4. यह कि उक्त भवन का अतिथि उत्तराखण्ड गृह आवास (होम स्टे) योजना में पंजीकरण  
शपथकर्ता के पति Mr. Samuel R. Lance के नाम पर होने तथा उनके द्वारा उक्त भवन  
पर होम स्टे का संघालन किये जाने पर शपथकर्ता की कोई आपत्ति नहीं है और न ही भविष्य  
में कोई आपत्ति होगी, वरन पूर्ण सहमति है।

Priscilla  
शपथकर्ता

सत्यापन-

में उपरोक्त शपथकर्ता आज दिनांक 09.07.2020 को स्थान देहरादून में पुष्टि करती हूँ, कि  
उपरोक्त शपथपत्र की धरण सख्या 1 ता 4 का लेख मेरे निजी ज्ञान में सत्य एवं सही है।



Priscilla  
शपथकर्ता

Mrs. Priscilla Lance

Wife of Mr. Samuel R. Lance

निवासी- 35, ए कैनाल रोड किशनपुर

जनपद-देहरादून।

This affidavit is sworn before me by  
at Priscilla lance  
on 9/7/2020  
[Signature]

105

(20)

### SALE DEED/RELEVANT PARTICULARS

Consideration Rs. 3,92,000.00

Market value on which Stamp duty paid Rs. 3,92,000.00

Stamp Duty Rs. 39,200.00

Avas Vikas Duty Included

Total Stamp Duty Paid Rs. 39,200.00

Main Locality Nagar Nigam, Dehradun

Locality Kishanpur, Dehradun

Description of Property All that land bearing Old Khasra No. 385 (New No. 199-Ja) measuring 212.00 Sq. yards or 178.00 Sq. Mtrs. situated in Kishanpur, Pargana Central Doon, Dehradun

Circle rate : Land Rs. 2200.00 per Sq. Mtrs.

Distance from main Road : more than 500 Mtrs. away from main road, Dehradun

Name and Address of Seller : Dr. Harish Chandra Verma son of late Ram Kishore Singh resident of 345, Attarsuiya, Allahabad (U.P.) through attorney Ch. Rajesh son of late J.S. Saxena resident of 50/2, Canal Road, Kishanpur, Dehradun

Name and Address of Purchasers : (1) Mr. Samuel R. Lance son of late Mr. B.R. Lance (2) Mrs. Priscilla Lance wife of Mr. Samuel R. Lance both residents of 275/4, Civil Lines (North) Muzaffarnagar (U.P.)

Harish Chandra Verma

Samuel R. Lance

Priscilla Lance



पुस्तक जोषाधिकारी

06AA 749267

- 6 JAN 2005

कोषागार, देहरादून.



This sale deed is made on this the 7th day of January 2004 at Dehradun between Dr. Harish Chandra Verma son of late Ram Kishore Singh resident of 345, Attarsulya, Allahabad (U.P.) through attorney Ch. Rajesh son of late J.S. Saxena resident of 50/2, Canal Road, Kishanpur, Dehradun (hereinafter called the Seller) of the one part;

IN FAVOUR OF

(1) Mr. Samuel R. Lance son of late Mr. B.R. Lance (2) Mrs. Priscilla Lance wife of Mr. Samuel R. Lance both residents of 275/4, Civil Lines (North) Muzaffarnagar (U.P.) (hereinafter called the Purchasers) of the other part;

2

*Ch. Rajesh*

*Samuel R. Lance*  
*Priscilla*



J-4 JAN 2005

06AA 749446

कोटागार, देहरादून

WHEREAS both the terms Seller and the Purchasers used herein unless repugnant to the context here under shall always include and mean their respective heirs, legal representatives, successors, administrators and assigns.

WHEREAS land bearing Khasra No.385 (Old) (part of New No.199), total measuring 1.66 Acre, situated in village Kishanpur, Pargana Central Doon, Distt. Dehradun was purchased by Sh. Jagdish Saran Saksena son of Late Daya Shanker Saksena from Sh. Jai Singh son of Sh. Tuli vide sale deed dated 18.1.1966 duly registered in the office of Sub-Registrar, Dehradun in Book No.1, Vol. No. 770, pages 13 to 15 as document No.1540 registered on 28.7.1966. The name of Sh. Jagdish Saran Saksena was duly mutated in Revenue records in Khata No.54 (1395-1400 fasli).

AND WHEREAS Sh. Jagdish Saran Saksena executed a WILL dated 28.3.1983 whereby bequeathing part of land bearing Khasra No.385 (Old) in favour of his brother-in-law Dr. Harish Chandra Verma (seller). Sh. Jagdish Saran Saksena

*Jagdish*

3

*Saksena*  
*Saksena*

146  
6/1/15

14600

(43) मूल मूल मूल मूल मूल मूल मूल  
श्री/श्रीमती/कुमारी सोम्युल आर लेन्स  
पुत्र/पुत्री/पत्नी श्री स्व( ) वी आर लेन्स  
निवासी मिथिल लाइन मुन्नाफारनगर  
ने आज दिनांक 07/01/2005 समय 2:12:15 PM  
कार्यालय उप निबंधक सदर । देहादून  
में प्रस्तुत की  
मे. उपनिबंधक सदर । देहादून  
इस लेखपत्र का निष्पादन उक्त  
श्री सोम्युल आर लेन्स ,s/o स्व( ) वी आर लेन्स , मिथिल लाइन मुन्नाफारनगर / प्रिंसिपल लेन्स ,w/o सोम्युल आर  
लेन्स , मिथिल लाइन मुन्नाफारनगर  
ने स्वीकार किया तथा विलेख का निष्पादन तथा उसने वर्णित विक्रय  
धन मू० 392000.00  
पूर्व/नाब-मेरे-समक्ष प्राप्त कर  
श्री राजेश ,s/o स्व( ) जे एस सफरोना , 50/2 कैनाल रोड देदून  
से स्वीकार किया ।  
पहचान श्री राजेश कुमार  
पुत्र श्री नरेश मिश्र  
निवासी निरन्जनपुर देदून  
श्री राजन डबिड दयाल  
पुत्र श्री स्व( ) एस दयाल  
निवासी 65/1 देवी किला चक्रवर्तन गान्ना देदून  
ने की  
मे. उपनिबंधक सदर । देहादून  
17.1.2005

SALE (IMMOVABLE)	प्रलेख नः	105		
SALE	392000.00	भालिपत्र (रटायन दिया गया)		392000.00
संबन्धगत फीस	रेडिशन शुल्क	Electronic Processing Fee	कुल योग	शब्द लगभग
5000.00	10.00	240.00	5250.00	1000

श्री/श्रीमती/कुमारी सोम्युल आर लेन्स  
पुत्र/पुत्री/पत्नी श्री स्व( ) वी आर लेन्स  
निवासी मिथिल लाइन मुन्नाफारनगर  
ने आज दिनांक 07/01/2005 समय  
कार्यालय उप निबंधक सदर । देहादून  
में प्रस्तुत की

2:12:15 PM

*Signature*

मे. उपनिबंधक सदर । देहादून  
इस लेखपत्र का निष्पादन उक्त  
श्री सोम्युल आर लेन्स ,s/o स्व( ) वी आर लेन्स , मिथिल लाइन मुन्नाफारनगर / प्रिंसिपल लेन्स ,w/o सोम्युल आर  
लेन्स , मिथिल लाइन मुन्नाफारनगर  
ने स्वीकार किया तथा विलेख का निष्पादन तथा उसने वर्णित विक्रय  
धन मू० 392000.00  
पूर्व/नाब-मेरे-समक्ष प्राप्त कर

श्री राजेश ,s/o स्व( ) जे एस सफरोना , 50/2 कैनाल रोड देदून  
से स्वीकार किया ।

पहचान श्री राजेश कुमार  
पुत्र श्री नरेश मिश्र  
निवासी निरन्जनपुर देदून  
श्री राजन डबिड दयाल  
पुत्र श्री स्व( ) एस दयाल  
निवासी 65/1 देवी किला चक्रवर्तन गान्ना देदून



ने की  
मे. उपनिबंधक सदर । देहादून  
17.1.2005

*Signature*

*Signature*

*Signature*

*Signature*

*Signature*  
6/1/15



COUN 10

07/01/2005

NIC-UTTARANCHAL



शुद्ध कोटाधिकारी

- 6 JAN 2005

06AA 749232

कोटागार, देहरादून

expired and thereafter the said part of land bearing Khasra No.385 (Old), now, New No.199\_Ja measuring 1260 Sq. Mtrs. fell in the name of Dr. Harish Chandra Verma son of Late Ram Kishore Singh (seller). The name of Dr. Harish Chandra Verma was duly mutated in Revenue records vide orders dated 11.3.1993 passed by the court of Nayab Tehsildar (Sadar), Dehradun in Case No.1022 of 1993, Smt. Sharda Saksena Vs. Sh. J.S. Saksena. At present the name of the seller is duly recorded in Khata Khatauni No.38 (1404 to 1409 fasli). Whereby the seller is the absolute owner in possession of the said land with transferable rights of category I-ka.

WHEREAS the seller has appointed Ch. Rajesh as his true and lawful attorney vide Attorney dated 3.4.1993 duly registered in the office of Sub-Registrar, Allahabad (U.P.) in Book No.IV, Vol. No.42, page No.87 to 98, as document No.422 dated 3.5.1993. The said attorney has not been cancelled or revoked till date and Ch. Rajesh is fully competent and authorise to execute, present the sale deed for registration.

Ch. Rajesh

4

Ch. Rajesh

Ch. Rajesh

5000Rs



- 6 JAN 2005

03677

तोच १२, देहरादून AND WHEREAS the seller has agreed to sell a part of land bearing Old Khasra No.385 (New No.199-Ja) measuring 212.00 Sq.yards or 178.00 Sq.Mtrs. situated in Kishanpur, Pargana Central Doon, Dehradun more clearly described in the Schedule of the property given at the foot of this deed to the purchaser and the purchaser has agreed to purchase the same.

AND WHEREAS the seller has agreed to sell and the purchasers have agreed to purchase the said land morefully described at the foot of this deed for a total sale consideration of Rs.3,92,000.00 (Rs. Three lacs ninety two thousand only) and the purchasers have agreed to buy the same for the aforesaid price.

AND WHEREAS there is no legal impediment in the sale of the said property by the seller to the purchasers.

*[Handwritten signature]*

5

*[Handwritten signature]*  
*[Handwritten signature]*



1000R



1000  
Dehra Dun  
-6 JAN 2005  
A.P. (Cash)  
Treasurer, D.D.

30260

**NOW THIS DEED WITNESSTH AS UNDER**

1. That in pursuance of the said agreement and in consideration of Rs.3,92,000.00 (Rs. Three lacs ninety two thousand only) which has been received by the seller in the following manner:-

- (a) Rs.2,91,600.00 vide Demand Draft No.536293 dated 5.1.2005 drawn on United Bank of India, Muzaffarnagar, payable at Dehradun
- (b) Rs.1,00,400.00 vide Cheque No. 704082 dated 7.1.2005 drawn on United Bank of India, Muzaffarnagar

the receipt of which the seller hereby acknowledge and admit before the Sub-Registrar, Dehradun, at the time of presentation of this Deed of registration, the seller hereby conveys, transfers all that property morefully described in the Schedule of Property at the foot of this deed to the purchasers to hold the same as absolute owner thereof forever and enjoy the said property without any hindrance.

*[Handwritten signature]*

6

*[Handwritten signature]*

*[Handwritten signature]*

1000Rs



1000

A.T.D. (San)  
Vishwari, O. Dua

30261

2. That the seller hereby further covenant with the purchasers as under:-
- The said property is free from all sorts of encumbrances, charges, and liens etc. and is not subject matter of any proceedings of acquisition or requisition pending in any court or tribunal, nor is subject matter of any court attachment or mortgaged with any Bank or financial institution and the seller has clear and subsisting title over the said property.
  - The seller hereby further agree to execute any further documents(s), paper(s) etc for further and more perfectly assuring the said property to the purchasers in future but always at the cost and expenses of the purchasers.

*Chaitanya*

7

*Alance*  
*Alance*

1000F



Tro

-6 JAN 2005

A.Y. J. (Grant)  
Througk. D. D. 2005

30262

- (c) That all taxes in respect of the said property upto the date of the sale deed shall be borne and paid by the seller and hereafter by the purchasers.
- (d) That no proceedings Under Sec. 10 and Sec. 20 of Urban Land Ceiling Act are pending before any Authority, Tribunal or Court.
- (e) That in case the land described in the schedule of the property goes out of the hands of the purchasers on account of any defect in the title of the seller or his predecessor in title then the seller shall fully reimburse and indemnify the purchasers upto the loss thus suffered.
- (f) That the circle rate of the said land is Rs. 2200/- per Sq. Mtrs. As such the market value come to Rs. 3,92,000.00 on which the requisite stamp duty has been paid. The said land is situated more than 500 Mtrs. away from main road, and is situated on 28ft. wide road, within the limits of Nagar Nigam.

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

1000Rs.



- (g) That the seller has given the physical and actual vacant possession of the property through attorney to the purchasers and the purchasers have entered into the property without any hindrance.
- (h) That the said property is situated within Nagar Nigam Limits. As such the provisions of Uttaranchal Act 29 of 2003 are not applicable on the said property.

*Chajeeh*

*Blame*  
*Blame*

100Rs



**SCHEDULE OF LAND**

ALL THAT land bearing Old Khasra No. 385 (New No. 199-Ja) measuring 212.00 Sq. yards or 178.00 Sq. Mtrs. situated in Kishanpur, Pargana Central Doon, Dehradun bounded and butted as under:-

- North 15ft. wide lane - side measuring 50ft.
- South Land of seller - side measuring 50ft.
- East 28ft. wide road - side measuring 38ft. 6 inches
- West Land of seller - side measuring 38ft. 6 inches

IN WITNESS WHEREOF THE SELLER AND THE PURCHASERS HAVE

*Chajesh*

*Alance*  
*Alance*

100Rs.



6 JAN 2005  
TIRAHUNT, D.D.D.

EXECUTED THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

*[Handwritten signatures]*  
Purchasers

*[Handwritten signature]*  
Seller  
through Attorney

Witnesses :

1. *[Handwritten signature]*  
*[Handwritten signature]*
2. *[Handwritten signature]*  
*[Handwritten signature]*

Drafted by Self *[Handwritten signature]*  
Typed by Virendra Kumar, 17, Court Road, Dehradun  
11

10/12  
21/12

110

3204



पिंजरा



कुंठा



गणार



बही न. 1	जिल्द 1,337	पृष्ठ 623
ए.टी.फा.बुक 1	जिल्द 1457	पृष्ठ 921 से 934
पे न. 105	पर आज दिनांक 07/01/2005 में रजिस्ट्री की गई।	

2/1 *[Signature]*  
उप निबन्धक नगर। देवरगढ़

CROWN 1.0

NIC UTTARANCHAL

1510/05  
614/05  
-11-5  
*[Signature]*

**SITE PLAN** OF All that land bearing Old Khasra No. 385 (New No. 199-Ja) measuring 212.00 Sq. yards or 178.00 Sq. Mtrs. situated in Kishanpur, Pargana Central Doon, Dehradun

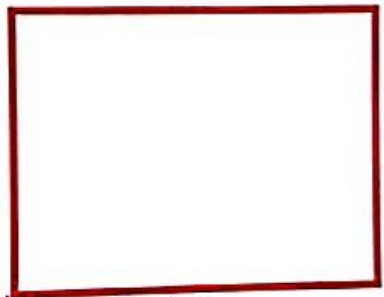
**Seller** Dr. Harish Chandra Verma son of late Ram Kishore Singh resident of 345, Attarsuiya, Allahabad (U.P.) through attorney Ch. Rajesh son of late J.S. Saxena resident of 50/2, Canal Road, Kishanpur, Dehradun

**Purchaser** (1) Mr. Samuel R. Lance son of late Mr. B.R. Lance (2) Mrs. Priscilla Lance wife of Mr. Samuel R. Lance both residents of 275/4, Civil Lines (North) Muzaffarnagar (U.P.)



15ft. wide lane  
50ft.

28ft. wide road  
38ft. 6 inches



Land of seller  
38ft. 6 inches

50ft.  
Land of seller

*Ch. Rajesh*

*Samuel R. Lance*  
*Priscilla Lance*

SELLER THROUGH ATTORNEY

PURCHASERS