

18472

Consideration

Rs. 21,74,000/-

Market Value

Rs. 21,73,860/-

(As per Circle Rate)

3. Stamp Duty

Rs. 1,08,800/-

4. Main Locality

Semi Urban Area

5. Locality

Malsi

All that plot of land mentioned 6. Particulars of the property at Khata No. 72 (1416 to 1421 fasli) forming part of Khasra No. 188Kha (खसरा संख्या 188ख़—मिन0), area measuring 1800 sq. feet or 167.22 sq. metres or 0.0167 hectares situated in Village Malsi, Pargana Pachhwa Doon, Tehsil Sadar and District Dehradun

7. Kind of Property

Residential Land

8. Circle rate

Rs. 13000/- per Sq. Meter

Situated in Village Malsi, at a Distance from main Road distance between 0 to 50 metres from the Main Dehradun-Mussoorie Diversion Road (between Malsi Deer Park and Mussoorie Byepass).

(1) SHRI GURINDER PAL SINGH 10. Name and Address of Seller GOGIA (PAN : BKVPG6336F) son of Late Shri M.S. Gogia resident of Pleasent Valley, Rajpur Road, Dehradun acting through his real brother and lawful attorney SHRI KAMALJEET SINGH (Adhar Card No. 5851 4696 1103) son of Late Shri M.S. Gogia resident of Pleasent Valley, Rajpur Road, Dehradun and (2) SHRI SUSHIL KUMAR GUPTA (PAN: AAJPG0020F) son of Shri Mahavir Prasad Gupta resident of B-4/1, Model Town-I, Delhi

SHRI DEVENDRA KUMAR 11. Name and Address of Purchaser SINGH son of Shri Chandeshwar Singh resident of 71, Rajpur Road, Opp.

Ganpati Sweet Shop, Dehradun (PAN : AXAPS2470F)

12. Total Number of Sheets

13. Drafted by

Shri Manmohan Singh, Advocate

June Land



077600

काषकार, उप्तरहरू 1 0 AUG 2014

SALE DEED

काड हैं 001

THIS SALE DEED is made on this the 21st day of August of the year 2014 by
(1) SHRI GURINDER PAL SINGH GOGIA son of Late Shri M.S. Gogia
resident of Pleasent Valley, Rajpur Road, Dehradun acting through his
real brother and lawful attorney SHRI KAMALJEET SINGH son of Late
Shri M.S. Gogia resident of Pleasent Valley, Rajpur Road, Dehradun and
(2) SHRI SUSHIL KUMAR GUPTA son of Shri Mahavir Prasad Gupta
resident of B-4/1, Model Town-I, Delhi (hereinafter called the "Sellers") of the
one part;

IN FAVOUR OF

SHRI DEVENDRA KUMAR SINGH son of Shri Chandeshwar Singh resident of 71, Rajpur Road, Opp. Ganpati Sweet Shop, Dehradun (hereinafter called the "Purchaser") of the other part;

Both the terms "Sellers" and "Purchaser" unless repugnant to the context thereto, shall mean and include their respective heirs, successors, executors, administrators and assigns etc.

Words importing one gender shall mean and include other genders and words importing singular shall include the plural and vice versa.

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WHEREAS the Sellers are the absolute owners in possession of all that plot of land mentioned at Khata No. 72 (1416 to 1421 fasli) forming part of Khasra No. 188Kha (खसरा संख्या 188ख—मिन0), area measuring 1800 sq. feet or 167.22 sq. metres or 0.0167 hectares situated in Village Malsi, Pargana Pachhwa Doon, Tehsil Sadar and District Dehradun and the Sellers have all the transferable rights therein.

AND WHEREAS the Sellers purchased the said plot of land together with other land total area measuring 0.0928 hectares comprised in Khasra No. 188Min. (later mentioned as forming part of Khasra No. 188Kha-Min. area measuring 0.0694 hectares and Khasra No. 188Ga-Min. area measuring 0.0232 hectares, total area measuring 0.0926 hectares in the Revenue Records) from Shri Piyush Tyagi son of Shri S.P. Tyagi, Smt. Priya Tyagi wife of Shri Piyush Tyagi and Shri Neeraj Tyagi son of Shri R.P. Tyagi, vide sale deed dated 26.09.2007, duly registered in the office of Sub Registrar-II, Dehradun at Book No. 1 Vol. 2007 Pages 357 to 390 as document No. 8016 on 26.09.2007 and the name of the Sellers is duly mutated in the Revenue Records and at present is mentioned as Khata No. 72 of Khatauni for the year 1416 to 1421 fasli as bhumidhar with transferable rights.

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- 1 JUL 2014

कोड से ००१

AND WHEREAS the said land of Sellers, is free from all kinds of liens, encumbrances, charges, litigations, acquisition, court cases, cesses, taxes, mortgages (either equitable or otherwise etc.) and the Sellers thus have all the rights to transfer the said plot of land in any manner whatsoever, and the Sellers have undisputed/unrestricted and transferable rights therein.

AND WHEREAS the Sellers out of their total land, has agreed to sell the said plot of land, morefully described in the Schedule given at the foot of this deed for a price of Rs. 21,74,000/- (Rupees Twenty One Lacs and Seventy Four Thousands only) free from all encumbrances, etc. and the Purchaser has also agreed to purchase the same for the said price.

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बही संख्या 1 रजिस्ट्रीकरण संख्या 4174 वर्ष 2014







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प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये है।

रजिस्ट्रीकर्ता अधिकारी / उप-निबंधक, देहरादून,चतुःर्थ 21 Aug 2014 ROMET IG



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गुरुष कोषाधिक हो। कोषाजार, देवसङ्ख

2 4 JUL 2014

निर्मात किया कोड की 001

NOW, THIS DEED WITNESSETH AS UNDER :-

- That in pursuance of the said agreement and in consideration of Rs. 21,74,000/- (Rupees Twenty One Lacs and Seventy Four Thousands only) paid by the Purchaser to the Sellers as detailed hereunder:-
 - (a) Rs. 10,50,000/- (Rupees Ten Lacs and Fifty Thousands only) vide RTGS Transaction dated 21.08.2014 bearing UTR No. FDRLR5201408210004353
 - (b) Rs. 10,50,000/- (Rupees Ten Lacs and Fifty Thousands only) vide RTGS Transaction dated 21.08.2014 bearing UTR No. FDRLR52014082100042780
 - (c) Rs. 74,000/- (Rupees Seventy Four Thousands only) already paid

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मुख्य कोषाधिकारी योजामार, देहरादून 2 8 JUL 2014

(the receipt of which sum of Rs. 21,74,000/- (Rupees Twenty One Lacs and Seventy Four Thousands only) is hereby acknowledged by the Sellers and the Sellers DOTH hereby convey, transfer and assign all that plot of land mentioned at Khata No. 72 (1416 to 1421 fasli) forming part of Khasra No. 188Kha (खसरा संख्या 188ख–मिन0), area measuring 1800 sq. feet or 167.22 sq. metres or 0.0167 hectares situated in Village Malsi, Pargana Pachhwa Doon, Tehsil Sadar and District Dehradun (morefully described in the Schedule hereunder) to the said Purchaser, with all rights, title, interests, easement, appurtenances etc. of the Sellers into and upon the said and, TO HAVE and TO HOLD the same absolutely and forever.

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litigations, court or other attachments etc. whatever. The actual, vacant and physical possession whereof has been handed over to the Purchaser on the spot this day.

That the Sellers has good and subsisting right to sell and transfer the said land to the Purchaser, as is hereby conveyed.

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सेवन कास्ति कारी कोलागह, देहरादून - 2 JUN 2014 निर्वास किया कोड रां: 001

That the Purchaser shall hereafter be fully entitled to use, hold and enjoy the said land in any manner he may like, without any let, hindrance or interruption from the Sellers or any one else whomever, and/or make or raise constructions etc. therein; and/or make sale or transfer the said land in any manner, and get the same mutated in his name in the relevant Revenue/Municipal and other Govt. records at his expenses.

That all the taxes, cesses, land-revenues etc. upto the date of this deed, shall be paid by the Sellers and thereafter the same shall be paid by the Purchaser. renala Jumas Swall

(8)



6. That the Sellers at the cost of the Purchaser, shall hereafter do and execute all such acts, deeds, and things as may be required for completing and more perfectly assuring the title of the said land, and keeping the Purchaser in possession and ownership thereof as per the true intent and meaning of these presents as shall or may reasonably be required.

Seering hours

(9)



शुक्य कोपाधिकारी कोपाजार, देहरादून 1 4 JUL 2014

That in case the said land hereby sold, or any part thereof is lost or goes out of the possession of the Purchaser on account of any defect in the title of the Sellers, then the Sellers shall reimburse and indemnify the Purchaser upto the extent of the loss thus suffered. The Purchaser shall be entitled to recover the same from any other property (movable or immovable) of the Sellers.

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उत्तरांचल UTTARANCHAL

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मुख्य कोवाधिकारी कोषागार, देहरादूर

0 1 AUG 2014

निर्गत किया कोड सं. 001 8. That the Seller No. 1 has appointed his trustworthy, his real brother SHRI KAMALJEET SINGH, as his lawful attorney for sale of the said land, vide General Power of Attorney dated 29.09.2006, duly registered in the office of Sub Registrar, Dehradun at Book No. 4 Vol. 109 Page 538 Addl. File Book No. 4 Vol. 206 Pages 65 to 72 as document No. 1343 on 29.09.2006. The said General Power of Attorney still subsists, has not been revoked or cancelled and the executant is alive till date.

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DETAILS FOR THE SUB-REGISTRAR OFFICE

- A That the Sellers and the Purchaser do not belong to any Scheduled Caste or Scheduled Tribe.
- That the land hereby sold is situated in Village Malsi, at a distance between 0 to 50 metres from the Main Dehradun-Mussoorie Diversion Road (between Malsi Deer Park and Mussoorie Byepass).
- C. That the land hereby sold is not hit by the provisions of U.L.C. Act, 1976 and no case is pending under Section 10(3) and 5(3).
- D. That there are no trees or construction or boundary wall standing on the said land.

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E.

That no registered agreement to sell has been executed between the parties.

That the said land is outside the Municipal Limits and the Purchaser is purchasing the said land in accordance with provisions of Section 154(3) of the Uttarakhand (Uttar Pradesh) Zamindari Abolition and Land Reforms Act, 1950 (Anukulan Evam Upantaran Adesh, 2001) (Amended) Act, 2003 dated 15.01.2004.

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That the land hereby sold is measuring 167.22 sq. metres and as per the Circle Rate @ Rs. 13000/- per sq. metre, the value of the land comes to Rs. 21,73,860/- whereas the actual sale consideration is Rs. 21,74,000/- on which a stamp duty of Rs. 1,08,700/- is payable as per rules, however a stamp duty of Rs. 1,08,800/- is being paid with this instrument

H. That the photographs of the parties have been attested by themselves.

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उत्तराचल UTTARANCHAL

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SCHEDULE OF THE LAND HEREBY SOLD

All that plot of land mentioned at Khata No. 72 (1416 to 1421 fasli) forming part of Khasra No. 188Kha (खसरा सख्या 188ख—मिन0), area measuring 1800 sq. feet or 167.22 sq. metres or 0.0167 hectares situated in Village Malsi, Pargana Pachhwa Doon, Tehsil Sadar and District Dehradun, bounded and butted as under:-

East : Land of Sellers being sold to Shri Manu Mittal

side mesauring 60 feet

West : Land of Sellers being sold to Shri Sanjeev Varshney

by a separate sale deed, side mesauring 60 feet

North : Land of others, side mesauring 30 feet

South : 25 feet wide Road, side mesauring 30 feet

Clearly shown in the annexed map.

IN WITNESS WHEREOF the Sellers and the Purchaser have signed and executed this deed on the day, month and year first above written, in presence of the witnesses.

(15)



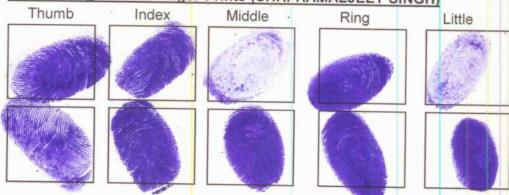
019328

FINGER PRINTS U/S 32-A, REGISTRATION ACT

Name and Address of the Sellers:

(1) SHRI GURINDER PAL SINGH GOGIA son of Late Shri M.S. Gogia resident of Pleasent Valley, Rajpur Road, Dehradun acting through his real brother and lawful attorney SHRI KAMALJEET SINGH son of Late Shri M.S. Gogia resident of Pleasent Valley, Rajpur Road, Dehradun and (2) SHRI SUSHIL KUMAR GUPTA son of Shri Mahavir Prasad Gupta resident of B-4/1, Model Town-I, Delhi

Left and Right Hand Finger Prints (SHRI KAMALJEET SINGH)



SIGNATURE OF SELLER NO. 1

THROUGH ATTORNE

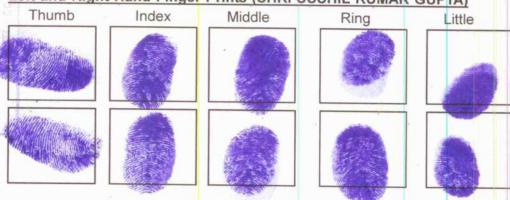
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Left and Right Hand Finger Prints (SHRI SUSHIL KUMAR GUPTA)

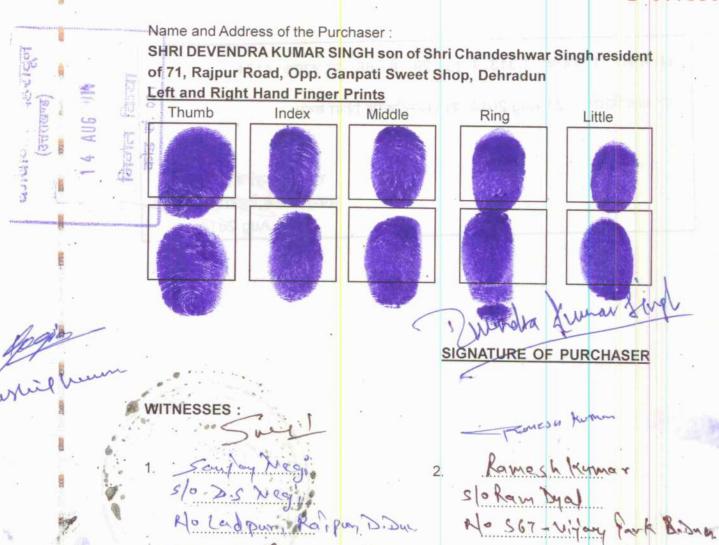


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SIGNATURE OF SELLER NO. 2



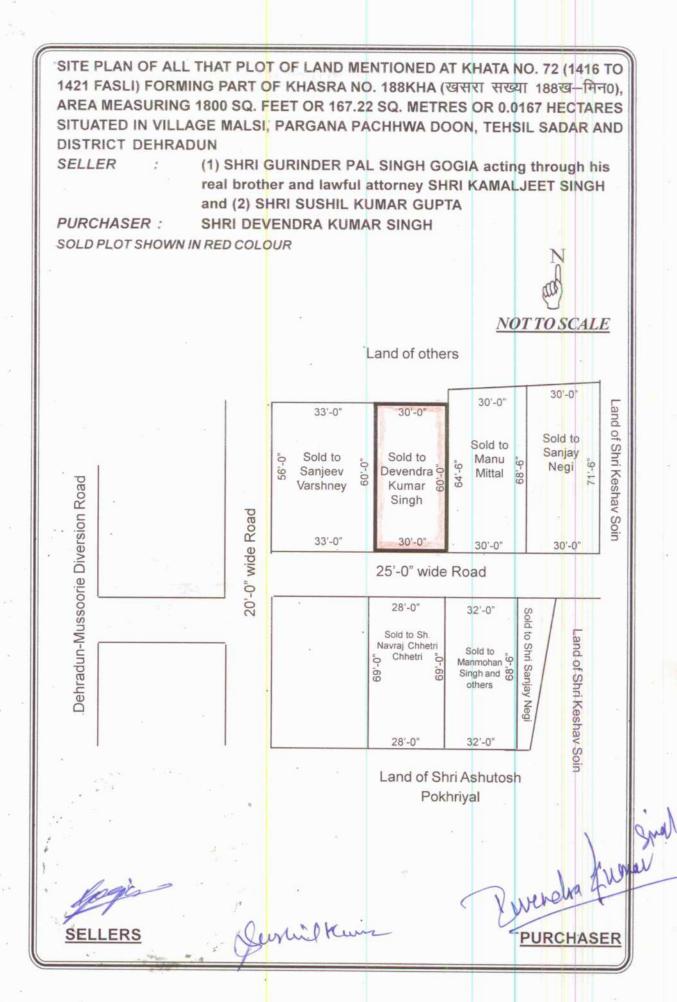
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Drafted by me on the basis of documents produced, by the parties, typed in my chamber and both the parties have identified each other to their satisfaction.

Drafted by: Shri Manmohan Singh, Advocate. Typed in my Chamber.

(PAN-AD & PN88 34 D)



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शान्त्र प्रसार

बही संख्या 1 रजिस्ट्रीकरण संख्या 4174 वर्ष 2014

Sale (Immovable)
Sale(Residential Plot)

प्रतिफल रु0: 2,174,000.00 मालियत रु0: 2,173,860.00

रजिस्ट्रेशन शुल्क रु0 10,000.00

प्रतिलिपि शुल्क रु० 10.00 इलेक्ट्रानिक प्रोसेसिंग शुल्क रु0 380.00

कुल योग रु0 10,390.00

1,000

श्री देवेन्द्र कुमार सिंह पुत्र श्री चंदेश्वर सिंह निवासी 71 राजपुर रोड अपो0 गणपित स्वीट शॉप देहरादून ने आज दिनांक 21 Aug 2014 समय मध्य 6PM व 7PM को कार्यालय उपनिबन्धक देहरादून,चतु्र्थ मे प्रस्तुत किया।



देवेन्द्र कुमार सिंह

उपनिबन्धक देहरादून,चतु्र्थ 21-Aug-2014

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री कमलजीत सिंह पुत्र श्री स्व् एम एस गोगिया निवासी प्लीजेंट वैली राजपुर रोड देहरादून \ श्री सुशील कुमार गुप्ता पुत्र श्री महावीर प्रसाद गुप्ता निवासी बी 4/1 मॉडल टाउन 1 दिल्ली \ ने विक्रय धन मुबलिग रु0 2,174,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन केता श्री देवेन्द्र कुमार सिंह पुत्र श्री चंदेश्वर सिंह निवासी 71 राजपुर रोड अपो0 गणपित स्वीट शाँप देहरादून \ ने भी स्वीकार किया।

जिनकी पहचान श्री संजय नेगी पुत्र श्री डी एस नेगी निवासी लाडपुर रायपुर देहरादून तथा श्री रमेश कुमार पुत्र श्री राम दयाल निवासी विजय पार्क देहरादून ने की।

उपनिबन्धक देहरादून,चतुःर्थ 21-Aug-2014



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						-	नि0 लाडपुर रायपुर रोड दे.दून का नाम दर्ज होबे,	
							दि0 21-8-14 मू0 25,37,000/ आ. तह. दे दून बाद सं0 7858/2013-17-7-15 के अनुसार खाता सं0 73 के खसरा नं0 188ख मि/0.0167 है0	
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380.00 2 प्रतिलिपिकरण शुल्क 10.00 र जिस्ट्रीकरण शुल्क 10,000,01 शि।रमध कि रुसि। Transvalue:2,174,000.00 / Mvalue:2,173,860.00 / Advance:0.00 Sale(Residential Plot) Sale (Immovable) मार्नाक ग्रिश पर रिकितिकार इमा गामक रूक् क्रांम्डी कि निर्म त्रिम हम-निधार पर छिल (अस्तुतकती अथवा प्राथी द्वारा रखा जाने वाला) ११-तुतकती अथवा प्राथी द्वारा रखा जाने वाला) AT1, A:0许0台 1:0片 島田 (1-1+1F) 28 / 07: TPaH मक्

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Beneficiary IFSC: *
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Beneficiary Bank:
Beneficiary Account Number
Beneficiary Name:
Application for
Branch

08+7h 000 178 0h1060