



Sale Deed

Sale Consideration:	3005	Rs.62,00,000/-
Government Value:		Rs.98,49,000/-
Stamp Duty:		Rs.4,62,000/-
Stamp Sheets:		25

Sellers/S:- **Shri. Kuldeep Kumar Jain**

S/o Shri. Madan Lal Jain
R/o H.No.320, Sector 12-A,
Gurgaon, Haryana.

PAN:ACZPJ4020G

Through attorney Shri. R.S. Raghav S/o Late Shri. B.S. Raghav, R/o "Mansarovar", H.no.3, Lane-6, Kali Mandir Enclave, G.M.S. Road, Dehradun.

Reg.no. UA2444/04

2. **Shri. Pramod Chawla**

S/o Shri. Manohar Lal Chawla
R/O H.No.72, Green Park, Saharanpur Road, Dehradun.

PAN:-ADPPC2741N

Purchaser/S:- **Lt. Col. Navrattan Singh [Serving No. IC49726M]**

S/o Late Shri. Bhagwan Singh PAN: AMLPS7251E

R/o "Nirupam Ratan" Lane no. C-24,

Turner Road, Clement Town, Dehradun, Through his lawful attorney Mrs. Nirupama Singh W/o Lt. Col. Navarattan Singh R/o Lane noC-24, Turner Road, Dehradun (That the power of attorney dated

1-4-2015 is Duly regd. In the office of S.R., Dehradun at Sl No.-188 regd on dated 1-4-15.)

SCHEDULE OF THE PROPERTY

All that Residential Property situated on Third Floor of Shri. Sat Guru Palaza, Jakhan, Rajpur Road, Dehradun, having total covered area 175.21 sqmtr, Comprising under Khasra no.283 min, Village Jakhan, Pargana Centraldoon, Distt. Dehradun, with roof rights upto sky.

[Handwritten signatures and notes at the bottom of the page, including 'Raghav' and 'Madan']

भारतीय नै न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

INDIA

उत्तराखण्ड UTTARAKHAND

176613

SALE DEED

THIS DEED OF SALE is made on this 07 day of April 2015 by

1. Shri. Kuldeep Kumar Jain,

S/o Shri. Madan Lal Jain,
R/o H.No.320, Sector 12-A,
Gurgaon, Haryana.

Through attorney Shri. R.S. Raghav S/o Late Shri. B.S.
Raghav, R/o "Mansarover", H.no.3, Lane-6, Kali Mandir
Enclave, G.M.S. Road, Dehradun.

*(The said deed of attorney dated 31.12.2014 is duly registered
in the office of S.R. 1 Dehradun at Book. No.4, Vol.476, Pages
277/288, Sl.no. 1141, registered on dated 31.12.2014 which is
not revoked or cancel and is still enforceable.)*

2. Shri. Pramod Chawla,

S/o Shri. Manohar Lal Chawla,
R/O H.No.72, Green Park, Saharanpur Road, Dehradun.
(hereinafter called Sellers)of the one part;

IN FAVOUR OF

Lt. Col. Navrattan Singh

S/o Late Shri. Bhagwan Singh, Th. Attorney Mr. Nirupam Singh,
R/o "Nirupam Ratan" Lane no. C-24, 4/10/66, Navrattan St. L.
Turner Road, Clement Town, Dehradun.

(hereinafter called Purchaser) of the other part;

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

भारत
INDIA

उत्तराखण्ड UTTARAKHAND

176668

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

[Handwritten signature]

[Handwritten signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000



उत्तराखण्ड UTTARAKHAND

कोशीगढ़ देहरादून

17 APR 2015

निगत किया

लॉड सं. 001

175913

And Whereas the Sellers are the co-owners 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 Sellers have exclusive legal rights to execute this deed of sale in favour of Purchaser.

[Handwritten signature]

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27
7 9 15 नवरात्र तिथि का समाप्त होना

बही संख्या 1 रजिस्ट्रीकरण संख्या 3005 वर्ष 2015

राजेश्वर
भुवनेश्वर, के.के.



कुलदीप कुमार शीन
दुबारा मुखाराम आर
एस राधद



प्रमोद चावला



श्रीमती निरुपमा सिंह
श्रीमती मुक्तारिआन
श्री नवरतन सिंह

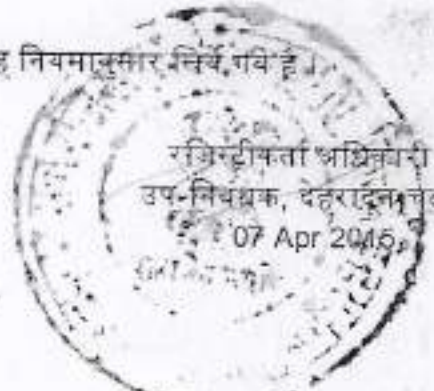


अनिल चौहान



बरुण

प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार स्थित्य गविते हैं।



रजिस्ट्रीकर्ता अश्विनी /
उप-निबंधक, देहरादून, उत्तरांचल
07 Apr 2015

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

भारत
INDIA

उत्तराखण्ड UTTARAKHAND

176064

And whereas the Sellers purchased the said property from Mr. Babu Lal Arora S/o Shri. Roshan Lal Arora R/o 29, Nalapani Road, Dehradun, by virtue of registered sale deed on dt. 14-03-2013 which is duly registered in the office of S.R. IV Dehradun at book no. 1 Vol. 739 at pages 47 to 102 as document no. 1249 on dt. 14-03-2013, and seller no.1 has 90% share and seller no.2 has 10% share in said property.

U. Arora

Har

W. Arora

भाषतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

भारत
INDIA

उत्तराखण्ड UTTARAKHAND

176252

7 अक्टूबर 2015

दिनांक 7 अक्टूबर 2015

कार

And Whereas Purchaser has approached the Sellers to purchase the said property which is more-fully described in the schedule and the Sellers have also agreed to sell the same for a total sum of Rs. 62,00,000/- (Rs. Sixty Two Lac Only). On which the Purchaser has agreed to buy the same on the said price.

[Handwritten signature]

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[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

उत्तराखण्ड UTTARAKHAND

176688

7 April 2015

NOW THIS DEED WITNESSETH AS UNDER

That in pursuance of the said agreement and in consideration for a sum of **Rs. 62,00,000/- (Rs. Sixty Two Lac Only)**, paid by the Purchaser to the Sellers in the following manner :-

- Rs. 42,80,000/-** vide Cheque no.002421 dt. 07.04.2015 drawn on IDBI Bank Dehradun.
- Rs. 6,20,000/-** vide Cheque no.002420 dt. 07.04.2015 drawn on IDBI Bank Dehradun.
- Rs. 12,00,000/-** vide Cheque no.291802 dt. 01.01.2015 drawn on Canara Bank, Branch Clement Town, Dehradun.
- Rs. 55,500/-** deposited TDS vide Challan no.25740 dt. 07-04-2015.
- Rs. 6,200/-** deposited TDS vide Challan no.08424 dt. 07-04-2015.

and **Rs. 38,000/-** in Cash already paid and the receipt of total Sale-consideration **Rs. 62,00,000/- (Rs. Sixty Two Lac Only)**, which the Sellers hereby acknowledge and the Sellers 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, stairs, roof, Terrace and passages and **TO HAVE AND TO HOLD** the same without any let or hindrances from Sellers or any other person claiming through under or in trust for them in any manner whatsoever.

1 Vachan

- 7 - 1/10/15

2/10/15

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000



176162

उत्तराखण्ड UTTARAKHAND

मूल्य वापस लेना

जोपाना रजिस्ट्रार

= 7 APR 2015

नियत किराया

कोड सं 001

1) That the Sellers have withdrawn their possession from the said property and have delivered the actual, physical, vacant and undisputed possession of said property to the Purchaser on this day.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000



उत्तराखण्ड UTTARAKHAND

176464

7 APR 2015

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.

[Handwritten signatures]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

भारत
INDIA

उत्तराखण्ड UTTARAKHAND

176511

मुजि विभागाद्वारा
कोषागार देहरादून

7 APR 2015

निगत किया
कोड सं 001

3. That if on account of any defect in the title of the Sellers 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 Sellers shall fully compensate the Purchaser up to the extent of the loss thus suffered by the Purchaser.

[Handwritten signatures]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000



175967

उत्तराखण्ड UTTARAKHAND

कोषागार देहातून

= 7 APR 2015

निर्मल कोषा

कोरु नं 001

4. That the Sellers 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.

[Handwritten signature]

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[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

भारत
INDIA

उत्तराखण्ड UTTARAKHAND

175860

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 Sellers and thereafter the same shall be the sole liability of the Purchaser.

[Handwritten signature]

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

INDIA

उत्तराखण्ड UTTARAKHAND

176530

7 APR 2015

6. That a mobile tower of Escotel Company is installed on the roof of said property and purchaser has right to receive rent of tower from 01.04.2015.
7. That the said property hereby agreed to be sold is situated within the limit of Nagar Nigam Dehradun and hence sale is not hit by, the provisions of Uttaranchal Amendment Act 29/2003.

(Signature)

19/5

(Signature)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000



176597

उत्तराखण्ड UTTARAKHAND

- 8. That the Sellers and purchaser does not belongs to schedule caste or schedule Tribe.
- 9. That there is no registered agreement between the parties.

[Handwritten signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

भारत
INDIA

उत्तराखण्ड UTTARAKHAND

कोशागर देहरादून

7 APR 2015

नियत दिनांक

कोड सं. 001

176575

10. That the said Property is exempted from the provisions of Urban Land Ceiling Act. U.P. Imposition of Ceiling and Land holdings Act 1972 and the said Property is not under Acquisition proceeding.

[Handwritten signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000



उत्तराखण्ड UTTARAKHAND

176129

11. That Property hereby sold is situated at "Shri. Sat Guru Plaza" Rajpur Road, Dehra Dun (Uttarakhand) and situated between Blind School to Mussoorie bypass, Dehradun and is a Residential Property. The Base Rate as per the circle rate for the Land is Rs.40,000/- per sq.mtr but the said property is situated on 11.83 mtr wide road, hence the rate for the land comes to Rs.46,000/- per sqmtr and value for the land comes to $175.21 \times 46,000 = \text{Rs.}80,59,660/-$ and the property is more than 16yrs old accordingly value of construction comes to $175.21 \times 12,000/- \times 0.851 = \text{Rs.}17,89,244.52/-$. Total value of property comes to Rs.98,48,904.52/- or Rs.98,49,000/- and purchaser is an Army officer accordingly proper stamp duty of Rs.4,62,000/- is being paid by this deed.

[Handwritten signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

INDIA

उत्तराखण्ड UTTARAKHAND

176023

12. That construction of said property is simple in nature and the construction year is before 1999.
13. That the property is situated within 50 mtrs from the Rajpur Road and situated between Blind School to Mussoorie bypass.
14. That all common rights in common area, beams, columns, stairs etc. being also transferred by this deed to the purchaser.
15. That the said Property is part of multistoried building and the proportional land right is also being transferred by this Deed.

[Handwritten signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

भारत
INDIA

उत्तराखण्ड UTTARAKHAND

मुख्य कार्यालयारी
कोषागार देहरादून

7 APR 2015

दिनांक

175955

SCHEDULE OF THE PROPERTY

All that Residential Property situated on Third Floor of Shri. Sat Guru Palaza, Jakhan, Rajpur Road, Dehradun, having total covered sarga 175.21 sqmtr. Comprising under Khasra no.283 min, Village Jakhan, Pargana Centraldoon, Distt. Dehradun, with roof rights upto sky.

Bounded and Butted as under:

North: Open to Sky.

South: Road on Ground Floor.

East: Property of Mr. P.K. Agarwal.

West: Property of others.

(Signature)

(Signature)

(Signature)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

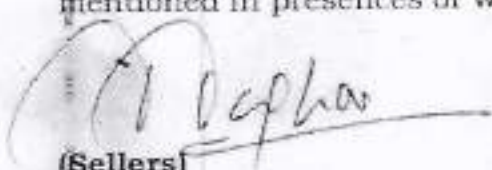
INDIA


उत्तराखण्ड UTTARAKHAND

7 APR 2015

176195

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


(Sellers)


(Purchaser)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000

INDIA

उत्तराखण्ड UTTARAKHAND

176663

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

Seller no.1: Mr. Kuldeep Kumar Jain through attorney Mr. R.S. Raghav.

Left hand Thumb & Fin. Impression of Seller



Thumb



Finger



Finger



Finger



Finger

R.S. Raghav
1/10/2015

Kuldeep Kumar Jain

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000



उत्तराखण्ड UTTARAKHAND

176361

7 APR 2015

निकास न्याया

कोड सं. 001

Right hand Thumb & Fin. Impression of Seller



Thumb



Finger



Finger



Finger



Finger

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

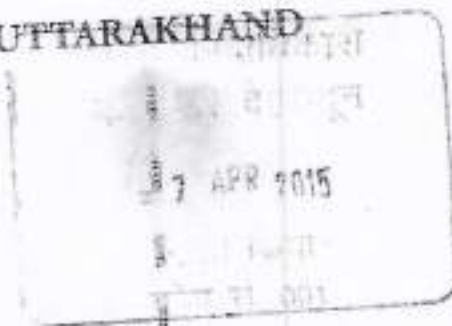
TWENTY THOUSAND RUPEES

Rs.20000



176331

उत्तराखण्ड UTTARAKHAND



Seller no.2: Mr. Pramod Chawla.

Left hand Thumb & Fin. Impression of Seller



Thumb



Finger



Finger



Finger



Finger

Pramod Chawla
Pr...

Pr...

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000



उत्तराखण्ड UTTARAKHAND

176288

7 April 2015

Right hand Thumb & Fin. Impression of Seller



Thumb



Finger



Finger



Finger



Finger

Deeba

Deeba

Deeba

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



176633

उत्तराखण्ड UTTARAKHAND

मुख्य कोषाधिकारी
कोषागार देहरादून

7 APR 2015

दिनांक

कोषागार

Purchaser : Lt. Col. Navrattan Singh.
The Attorney, Mrs. Nirupma Singh
Left hand Thumb & Fin. Impression of purchaser



Thumb



Finger



Finger



Finger



Finger

Navrattan Singh

Mrs. Nirupma Singh

Nirupma Singh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

B 229263

उत्तराखण्ड UTTARAKHAND

संस्थापक महासचिव/सहायक सचिव
संयोजक, देहरादून

26 MAR 2015

निजामत विभाग
संवि. सं. 101

Right hand Thumb & Fin. Impression of purchaser



Thumb



Finger



Finger



Finger



Finger

Napha

1/10/15

1/10/15

