


SALE DEED

75/2014

Consideration : Rs. 2,00,000/-
Market Value : Rs. 1,09,000/-
Stamp Duty : Rs. 7,800/-
Avas Vikas Duty¹ : Included
Total Stamp Duty : Rs.7,800/-
No of Stamp Sheets : 14
Circle Rate & Serial No. : For total area of land, in accordance with
the Circle Rate List as issued by the Collector,
Dehradun, at S.No.15, Column No.5 at Page
No.2, @ Rs.3400/- per sq.mtr x 29 sq.mtrs.;
Main Location : The said property is situated less than 50
mtrs from the main road (Spring Road),
Mussoorie
Schedule of the Property : ALL THAT PROPERTY known as residential
Plot of land admeasuring more or less 29
sq.mtrs situated in and forming part of Kapoor
House Estate, (formerly known as the Lachhman
Dass Estate), located on the Spring Road,
Library area, Mussoorie, District Dehradun,
Uttarakhand,
Name of Sellers : SHRI RAJESH KAPOOR & SHRI RAJAN
KAPOOR, both sons of Shri Radha Raman
Kapoor, both r/o 223, Queens Road, Amritsar,
through their *General Attorney*, SHRI ANIL
PANDHI, son of Late Shri R.P. Pandhi, r/o.
Crown Brewery, Barlowganj, Mussoorie,
District Dehradun, Uttarakhand
PAN No. : AAQPP0224P
Name of the Purchaser : Shri Chandra Mohan Nautiyal, s/o Late
Shri Ghananand Nautiyal, r/o Nau Manzila
Mandir, [Kailashanand Mission Trust] Spring
Road, Mussoorie, District Dehradun,
Uttarakhand
ID DOCUMENT : ECIC No.: RLA0077255 Electoral
Registration Officer for 22-Mussoorie
Drafted by : R.S.Panwar (Advocate)


(SELLERS)
Through Attorney


(PURCHASER)

75/2014

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

000



उत्तराखण्ड UTTARAKHAND

B 310487

20 MAY 2014

Sub Treasury Officer
Mussoorie, Dehradun

SALE DEED

This Deed of Sale is made this 27th day of May, 2014 at Mussoorie

BETWEEN

SHRI RAJESH KAPOOR & SHRI RAJAN KAPOOR, both sons of Shri Radha Raman Kapoor, both r/o 223, Queens Road, Amritsar, through their General Attorney, **SHRI ANIL PANDHI**, son of Late Shri R.P. Pandhi, r/o. Crown Brewery, Barlowgaaj, Mussoorie, District Dehradun, Uttarakhand (hereinafter jointly called the 'Sellers') of the FIRST PART;

AND

Shri Chandra Mohan Nautiyal, s/o Late Shri Ghananand Nautiyal, r/o Nau Manzila Mandir, [Kailashanand Mission Trust] Spring Road, Mussoorie, District Dehradun, Uttarakhand (hereinafter called the 'Purchaser') of the OTHER PART;

WHEREAS one Seth Lachhman Dass son of late Shri Jai Nath of Delhi had purchased the property known as LACHHMAN NIWAS ESTATE, comprising of Main Bungalow, guest house, cottage no. 1 along with outhouses and land measuring about 6 acres located on the lower side of the Spring Road in Library, Mussoorie, Dist. Dehra Dun, Uttarakhand, India vide a registered sale deed dated 28th June 1941 registered as document no. 22 in Book no. 1 Vol. no. 50 on pages 386 to 391 in the Joint Sub Registrar office in Mussoorie; and

(Handwritten signatures)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तराखण्ड-UTTARAKHAND

B 310485

Issued From

9 MAY 2014

Sub Treasury Officer
Mussoorie, Dehra

WHEREAS Seth Lachhman Dass sold and transferred the said entire estate vide sale deed dated 4th November 1950 registered as no. 41 of 1950 in book no. I volume 63 on pages 171 to 178 on 13.11.1950 in the office of the Joint Sub Registrar, Mussoorie to Shri Madan Chand Kapoor who renamed the said property as KAPOOR HOUSE ESTATE; and

WHEREAS the said Shri Madan Chand Kapoor executed a WILL dated 15th July 1973 registered as document no. 211 in book no. 3 volume no. 63 on pages 309 to 316 on 1st Jan. 1976 in the office of Sub Registrar, Amritsar in which he bequeathed his properties including the KAPOOR HOUSE ESTATE in favour of his grandsons SHRI RAJESH KAPOOR & SHRI RAJAN KAPOOR; and

[Handwritten signatures]



उत्तराखण्ड-UTTARAKHAND
Issued From

B 310486

7 0 MAY 2014

by Treasury Officer
Dehradun

WHEREAS the said Shri Madan Chand Kapoor died on 13th February 1976 and thus the first parties became the exclusive owners by virtue of the said Will; and

WHEREAS Sellers transferred a plot of land measuring 84 sq metres from the KAPOOR HOUSE ESTATE to Smt. Sundari Uniyal vide a Gift Deed dated 16th Feb. 2004 document no. 15/2004; and

WHEREAS the Sellers further transferred the main house, guest house, outhouse & some land to Shri Deepak Gupta & Shrimati Sushma Garg from the entire KAPOOR HOUSE ESTATE on 6th April 2005 vide registered sale deed no. 35/2005; and

WHEREAS the Sellers are sufficient seized and possessed of the remaining land in the said Estate, and out of which the Sellers have agreed to Sell a part of the said land in portions to various Purchasers; and

[Handwritten signatures]



उत्तराखण्ड UTTARAKHAND

B 310482

WHEREAS the Sellers herein separately executed two General Power of Attorneys in respect of their half undivided share each in all that property known as open plot of land comprising of 1090 sq. metres (touching partly on Spring Road & partly on the road leading to KAPOOR Cottage / ANAND NIWAS Estate) in KAPOOR HOUSE ESTATE (formerly known as the Lachhman Dass Estate) located Spring Road in Library, Mussoorie, Dist. Dehra Dun. Uttarakhand, duly registered as Documents No. 6 & 7 in Book IV, on 16.4.2014 in the Office of the Sub-Registrar, at Mussoorie on The said GPAs have never been revoked, cancelled or rescinded from and the same still subsist till date;

AND WHEREAS the Purchaser who had been in wrongful possession of the said piece of land, had approached the Sellers herein to sell to him the said portion of the said property, admeasuring more or less, 29 sq.mtrs. situated in and forming part of Kapoor House Estate, Spring Road, Mussoorie, District Dehradun, Uttarakhand, more clearly described in the Schedule to this deed and delineated and demarcated in Red Riband in the Site Plan annexed hereto, which site plan shall form an integral part of this Deed, for the consideration amount of Rs. 2,00,000/- (Rupees Two Lakhs only) on the terms and conditions mentioned herein below:-

Handwritten signatures of the parties involved in the deed.



उत्तराखण्ड UTTARAKHAND

A 927542

Issued From
7 May 2018
Treasurer, Dehradun

NOW THIS DEED WITNESSETH AS UNDER: -

That in pursuance of the agreement between both the parties and in consideration for the amount of Rs. 2,00,000/- (Rupees Two Lakhs only) paid by the Purchaser to the Sellers in the following manner:-

1. Vide cash the amount of Rs. 2,00,000/- (Rupees Two Lakhs only) the receipt of which amount the Sellers hereby acknowledge as having received, in full and final payment of the consideration amount for ALL THAT PROPERTY known as plot of open land, admeasuring more or less 29 sq.mtrs. situated in and forming part of Kapoor House Estate, Spring Road, Mussoorie, District Dehradun, Uttarakhand, the Sellers hereby convey, transfer and assign by way of absolute sale UNTO the Purchaser to HAVE AND TO HOLD all that said property, with all the rights, privileges, appurtenances, drainage, paths, 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 Sellers, unto the Purchaser, absolutely and forever.



उत्तराखण्ड UTTARAKHAND

A 927541

THE SELLERS FURTHER COVENANT WITH THE PURCHASER AS UNDER: -

1. That the Sellers have withdrawn their possession from the said Property under sale and have placed the said Property in actual physical vacant possession of the Purchaser today which they all, hereby acknowledge.
2. That the said property is situated within the Municipal limits of Mussoorie, District Dehradun, Uttarakhand and the Purchaser shall be liable to pay all, taxes and revenues in accordance with procedures laid down by the Authorities Concerned. However, it is hereby made clear that the liability to pay the taxes and all kinds of dues in respect of the said Property up to the date of this deed shall be that of the Sellers and, thereafter, shall be borne and liable to be paid by the Purchaser.
3. That the Purchaser shall be at liberty to apply for sanction and permission to make improvements and development, to the Authorities Concerned and apply for water & electricity connections in his name, as may be deemed fit by him in the circumstances of the case, in respect of the said property under sale.
4. That the Sellers shall at the cost of the Purchaser or any person claiming through him, do all acts, deeds and things in order to fully assure the said property unto the Purchaser, at all reasonable times.



उत्तराखण्ड UT TARA KHAND

A 927539

5. MAY 2014
Sub Treas
Mussoorie

5. That the Sellers do hereby give assurance and declare that they have a good marketable title, power and authority to sell the said property/Plot and the same is free from all encumbrances, liens, charges, demands, attachments, court injunctions, etc. If for any defect in the title of the Sellers or their power to sell the said property, the said property or any part of the same is lost to the Purchaser and he suffers any loss on this account, the Sellers shall indemnify the Purchaser;
6. That the said property shall be quietly entered into and upon and used and its usufruct enjoyed in any manner by the Purchaser without any interference from any person claiming through the Sellers, or from any other person/s whatsoever.
7. That the Purchaser shall have the right to get his name mutated in the Municipal Records and the Sellers shall help and assist the Purchaser in doing the same. The Purchaser shall be liable to pay taxes, etc. on the said property, accordingly.
8. That neither the Sellers, nor the Purchaser belongs to the Scheduled Caste category and both the parties are Indian Citizens.
9. That there are no trees standing on the said plot of land. Neither is there any construction sanctioned on the said plot, nor is there any boundary wall constructed on the same so far.
10. That it is hereby declared that the provisions of the Uttarakhand Act No.29 of 2003 are not applicable to the property under sale as the same is situated in an urban area/municipal area;

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

A 927530

11. That the property is residential in nature and lies on the Spring Road, near the Library area at Mussoorie. The property is situated in part of Kapoor House Estate, Spring Road, Mussoorie and is approachable by one road and one pathway, from the Spring Road. The Stamp Duty is being paid on the higher consideration amount for the said property, in accordance with the Circle Rate of Land as laid down by the District Collector, Dehradun for the said area, at page 2, Serial No.15, Column No.5 as follows:

[Handwritten signatures]

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

राखण्ड UTTARAKHAND

A 927529

For total area of land @ commercial value of Rs.3400 per sq.mtr. [the plot being less. than 35 sq. mtrs] x 29 sq.mtrs = Rs. 98,600/-, plus 10% as the said plot is approachable by two roads = Rs.1,08,460/- [rounded off to Rs.1,09,000/-]

However Stamp Duty on the Higher Consideration amount of Rs.2,00,000/- is being paid as under :-



K 648335

On the Market Value of Rs.1,09,000/- at the rate of 5% = Rs.5,450/-
On the difference between the higher consideration amount and the value amount being Rs.91,000/- @ 2.5% = Rs.2,275/-

Accordingly Stamp Duty of Rs. 7,725/- [rounded off to Rs.7,800/-], as applicable, is being paid, on the Higher Consideration amount of Rs. 2,00,000/-, which is just and proper,

12. That all the expenses regarding the Registration, Stamp Duty etc. pertaining to the Sale Deed are being paid and borne by the Purchaser;



उत्तराखण्ड UTTARAKHAND

A 927538

SCHEDULE OF THE PROPERTY UNDER SALE

ALL THAT PROPERTY known as residential Plot of land admeasuring more or less 29 sq.mtrs situated in and forming part of Kapoor House Estate, (formerly known as the Lachhman Dass Estate) located on the Spring Road, Library area, Mussoorie, District Dehradun, Uttarakhand, delineated and demarcated in Red Riband in the Site Plan annexed hereto, with all rights of ways/passages, privileges and facilities already mentioned in the body of this deed, bounded and butted as under: -

NORTH: By property of Others;

SOUTH: By property of Sellers

EAST: By main Road; and

WEST: By pathway;

IN WITNESS WHEREOF both the parties, the Sellers, acting through their Attorney and the Purchaser have signed and executed this Deed in the presence of the witnesses mentioned herein below, on the day, month and year first mentioned hereinabove;


(SELLERS)
THROUGH ATTORNEY


(PURCHASER)



उत्तराखण्ड UTTARAKHAND

A 927537

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

Name & Address of the SELLERS:-

SHRI RAJESH KAPOOR & SHRI RAJAN KAPOOR

both sons of Shri Radha Raman Kapoor,

r/o 223, Queens Road, Amritsar, through their General Attorney,

SHRI ANIL PANDHI,

son of Shri R.P. Pandhi,

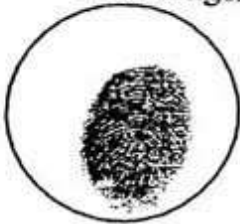
r/o. Crown Brewery, Barlowganj, Mussoorie,

District Dehradun, Uttarakhand

PAN No. AAQPP0224P

LEFT HAND:

Little-finger



Ring-finger



Middle-finger



Index Finger



Left-Thumb



RIGHT HAND:

Right Thumb



Index Finger



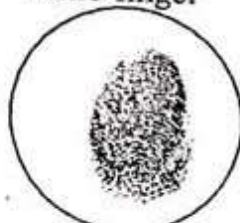
Middle-finger



Ring Finger



Little-finger



(SELLERS)
THROUGH ATTORNEY



उत्तराखण्ड UTTARAKHAND

K 648386

Name & Address of the Purchaser:-

Shri Chandra Mohan Nautiyal,
 s/o Late Shri Ghananand Nautiyal,
 r/o Nau Manzila Mandir,
 [Kailashanand Mission Trust], Spring Road,
 -Mussoorie, District Dehradun, Uttarakhand

IDENTIFICATION DOCUMENT:

ECIC No.: RLA0077255 Electoral
 Registration Officer for 22-Mussoorie

LEFT HAND:

Little-finger Ring-finger Middle-finger Index Finger Left-Thumb



RIGHT HAND:

Right Thumb Index Finger Middle-finger Ring Finger Little-finger



(PURCHASER)

220 106
247 25
57 56
31/2014 75/2014

