

166 / 2010
SALE DEED

Consideration-----Rs. 1,00,000/=

Market value on which stamp duty is paid----Rs. 16,72,000/=

No. of stamp sheets----- ELEVEN

Stamp Duty- Rs. 1,00,500/=

WHEREAS I/WE---

PRATAP SINGH KOTAL son of Late Shri Tulsi resident of Village Kyarkuli Bhatta, Central Doon, District Dehra Dun (PAN NO. AQZPK8227E)
(does not belong to Schedule Caste or Schedule Tribe)

am the sole proprietor of the property detailed in the end also in the possession of the same, do hereby sell to ---

✓ **SHRI PARTHA PRATIM ROY CHOWDHURY** son of Shri Shri Ashok Kumar Roy Chowdhury at present residing at Raj Bhawan, DEHRA DUN (Uttarakhand) - (PAN NO. AFVPC8676G)

for consideration of Rs. 1,00,000/= received as mentioned in the deed.

The property is free from all encumbrances.

DETAILS OF THE PROPERTY-

PLOT OF LAND measuring more or less 7200 sq. feet or 669 sq. meters, forming part of Khata Khewat no. 65 in Bhatta Estate, situated at Barlowganj Jharipani Road, MUSSOORIE, District Dehra Dun



VENDEE



VENDOR

166/2010

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

AUG 2010

849799
कि 18/08/10

DEED OF SALE

This deed of sale is made this the 18TH day of August, 2010 at MUSSOORIE,

BETWEEN

SHRI PRATAP SINGH KOTAL son of Late Shri Tulsi resident of Village Kyarkuli Bhatta, Central Doon, District Dehra Dun. (hereinafter called the "VENDOR") of ONE PART;

AND

SHRI PARTHA PRATIM ROY CHOWDHURY son of Shri Shri Ashok Kumar Roy Chowdhury at present residing at Raj Bhawan, DEHRA DUN (Uttarakhand). (hereinafter called the "VENDEE") of the OTHER PART;

WHEREAS the expressions 'VENDOR' AND 'VENDEE' used in these presents, unless repugnant to the context of the conveyance, shall mean and include their respective heirs, legal representatives, administrators, executors, nominees, successors and assigns etc.

Pratap Singh Kotal *Partha Pratim Roy Chowdhury*

Part of Shri Pratih Pratim Roy Chowdhury



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रु.
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Rs.
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TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

849697

WHEREAS one Smt. Pano Devi was lawful owner and in possession of plot of land forming part of Khata Khewat no. 65 in Kyarkulri Bhatta, situated at Rajpur Road, MUSSOORIE, District Dehra Dun (hereinafter called the said plot of land) and the said plot of land was mutated in her name.

AND WHEREAS the said Smt. Pano Devi had executed a will on 4.9.1990 in respect of the said plot of land. The said Smt. Pano Devi died on 6th January, 1992 leaving behind his two sons namely Pratap Singh and Ratan Singh.

AND WHEREAS on the basis of aforesaid WILL dated 4.9.1990, the vendor applied for mutation of the said plot of land in his name, in which proceedings the vendor's brother Shri Ratan Singh gave his statement and consent for mutation of said plot of land in the name of the vendor. Accordingly the District Collector, Dehra Dun passed orders on 23.5.2007 in case no. 95/2005-2006 Shri Pratap Singh versus Smt. Pano Devi for mutation of said plot of land in favour of the vendor and at present name of the vendor is entered in the records of State Government as its lawful owner in possession and he is fully entitled to transfer the said plot of land or to deal with the same in his own rights.

Pratap Singh *Pano Devi*

601
18/8/10

1015777 नमो भगवते वासुदेवाय ६१० श्रीगणेशाय नमः
५१२२०५ ३५२०५६

U.C.I. No. Suman Agarwal
Stamp Vendor
Dabra Buz

चान श्री विवेक सिंह
श्री स्वर्णम सिंह
कसी गणेशदा मधुली
श्री अनिल पांडी
श्री आर्य पांडी
वासी डाटव आणि कुण्डी मधुली
की ।

श्री निबन्धक
पसुरी क्षेत्र

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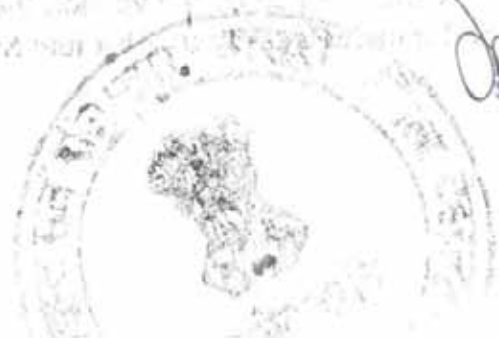
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निष्पादनकर्ताओं का निष्पत्ति लिपा गया
साक्षी पवित्र है निष्पत्ति मुक्त किया



श्री निबन्धक
पसुरी क्षेत्र

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

849770

16 AUG 2010
AND WHEREAS the Vendor has agreed with the vendee to sell the property known as PLOT OF LAND measuring more or less 7200 sq. feet or 669 sq. meters, forming part of Khata Khewat no. 65 in Bhatta Estate, situated at Barlowganj Jharipani Road, MUSSOORIE, District Dehra Dun, more fully described in the schedule at the foot of this deed and hereinafter called the said property, for a total sale consideration of Rs. 1,00,000/= (Rs. One Lac) only and the vendee has also agreed to purchase the same on the terms and conditions mentioned herein below:-

NOW THIS DEED WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of a sum of Rs. 1,00,000/= (Rs. One Lac) only paid by the Vendee to the Vendor as under:-

a). Rs. 50,000/= (Rupees Fifty Thousand) only vide Cheque no. 104141 dated 26.6.2010 upon State Bank of India, Dehra Dun, and

b). Rs. 50,000/= (Rupees Fifty Thousand) only vide Cheque no. 104145 dated 18.08.2010 upon State Bank of India, Dehra Dun,

at the time of execution of this deed and receipt of the entire sale consideration is hereby admitted and acknowledged by the vendor, the Vendor doth hereby convey, grant, sell, release and transfer by way of Absolute Sale all that property known as

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दस हजार रुपये

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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

849770

16 AUG 2010
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उत्तराखण्ड UTTARAKHAND

849514

15 JUL 2010

PLOT OF LAND measuring more or less 7200 sq. feet or 669 sq. meters, forming part of Khata Khewat no. 65 in Bhatta Estate, situated at Barlowganj Jharipani Road, MUSSOORIE, District Dehra Dun, more fully described in the schedule at the foot of this deed, in favour of the Vendee with all rights, paths, passages, easementary rights, water courses, shrubs, trees, mines and mineral, liberties and privileges appertaining to the said property with clear title, claims, interest, rights and demands etc., TO HAVE and TO HOLD the said property and every part thereof unto the Vendee without any interference and disturbance whatsoever from any side.

2. That the Vendor has withdrawn his possession from the said property under sale and has delivered actual, physical, peaceful and vacant possession of the same to the vendee. The vendor is left with no connection or interest with the demised property.

3. That the vendee shall be liable to pay all taxes, and dues etc. in respect of the said property under sale from the date of this deed and any amount of outstanding taxes and dues prior to this deed is responsibility of the vendor.

4. That the Vendor shall at the cost of the person so requiring reasonably do all acts, deeds and things in order to assure the said property to the Vendee more fully.

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दस हजार रुपये

रु.
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Rs.
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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड-UTTARAKHAND

849947

18 AUG 2010

5. That the Vendor hereby gives assurance and declares that he has a good marketable title, power and authority to sell the said property under sale, which is free from all financial encumbrances, liens, charges, demands, attachments, court injunctions and mortgages etc. In case of any such issue hereof in respect of the said property and if the said property or any part of the same is lost to the Vendee or the Vendee suffers any loss on this account, the Vendor shall indemnify the Vendee fully.

6. That the said property shall be quietly entered into, upon and used and its usufruct enjoyed in any manner by the Vendee without any interference from any person claiming under the Vendor.

7. That the Vendee shall have right to get his name mutated in the records of Municipal Board, Mussoorie and the Vendor shall help the Vendee for the same.

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दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES



उत्तराखण्ड UTTARAKHAND

849840

8. That the vendor never leased out the said property under sale to any other person and it was in possession of the vendor.

9. That all the expenses of the sale deed are and will be borne by the Vendee.

10. That the total area of the said property under sale i.e. 'PLOT OF LAND' is more or less 7200 sq. feet or 669 sq. meters.

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दस हजार रुपये

रु.
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Rs.
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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

850083

16 AUG 2010

11. That the said property – the 'PLOT OF LAND' is situated at Barlowganj Jharipani Road, Bhatta Estate within Municipal limits of Mussoorie. The circle rate of land situated at Barlowganj Jharipani Road, as fixed by the authorities for the purposes of stamp duty, is Rs. 2500/= per sq. meter. On the basis of the facts mentioned above, the market value of the property under sale comes to Rs. 16,72,500/=. The total sale consideration of the property under sale is Rs. 1,00,000/=, as such the stamp duty has been paid on the highest value of Rs. 16,72,500/=.

Calculations for stamp duty:-

Value of land ----- 669 X 2500/= ===== Rs. 16,72,500/=

Total Sale Consideration ----- Rs. 1,00,000/=

Stamp Duty on Rs. 16,72,500/= @ 6% ----- Rs. 1,00,350/=

Pacharya

Pacharya

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दस हजार रुपये

रु.
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Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

849538 ✓

SCHEDULE OF THE PROPERTY UNDER SALE: -

All that property known as PLOT OF LAND measuring more or less 7200 sq. feet or 669 sq. meters, forming part of Khata Khewat no. 65 in Bhatta Estate, situated at Barlowganj Jharipani Road, MUSSOORIE, District Dehra Dun, bounded and butted as under: -



NORTH :- Plot of land owned by Smt. Mitlesh Rawat

SOUTH :- 20' wide common passage & thereafter Plot of Shri Bist

EAST :- Barlowganj Jharipani Road

WEST :- Land of Bhatta Estate

The said property under sale is more specifically shown and delineated in RED COLOUR in the site plan annexed to this deed.

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दस हजार रुपये

भारत

रु.
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Rs.
10000

TEN THOUSAND RUPEES

INDIA

सायमेव जयते

उत्तराखण्ड UTTARAKHAND

849605

Name & Address of Vendor

PRATAP SINGH KOTAL
Kyarkuli Bhatta, Central Doon, Dehra Dun

Left hand Finger Prints of Vendor

Thumb Index Finger Middle Finger Ring Finger Pinky



Right Hand Finger Prints of First Party/Vendor

Thumb Index Finger Middle Finger Ring Finger Pinky



Pratap Singh Kotal

Pratap Singh Kotal
Signature of Vendor

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.
10000

Rs.
10000

TEN THOUSAND RUPEES



उत्तराखण्ड UTTARAKHAND

848995

12 AUG 2019

विर्गल
कोड

Name & Address of Vendee **SHRI PARTHA PRATIM ROY CHOWDHURY**
at present residing at Raj Bhawan, DEHRA DUN (Uttarakhand).

Left hand Finger Prints of Vendee

Thumb Index Finger Middle Finger Ring Finger Pinky



Right Hand Finger Prints of Vendee

Thumb Index Finger Middle Finger Ring Finger Pinky



Signature of Vendee



उत्तरांचल UTTARANCHAL

A 121762

कोषागार, देहरादून
(उत्तरांचल)
निर्गत दिनांक
को. सं. 003

IN WITNESS WHEREOF the VENDOR has executed and the vendee has signed this deed of sale on the day, month and year first above mentioned.

WITNESSES: -

1.

(Anil Pande)
S/o Shri R.P. Pande
H/o. Haris office, Kuthi, Mussoorie

VENDOR

2.

(Virendra Singh)
S/o. Late Shri Khem Singh
H/o. Bhatla, Mussoorie

VENDEE

DRAFTED & TYPED IN THE OFFICE OF
Ranbir Singh
RANBIR SINGH Advocate, MUSSOORIE

SITE PLAN OF LAND OF BHATTA ESTATE AT
RAJPUR ROAD MUSSOORIE

SCALE 82'-1"

NOTE: THE BOUNDARY OF SOLD PORTION HAS BEEN
MARKED BY RED RIBAND.

SOLD OPEN LAND AREA: 7200 SqFT OR 669 SqMT

SOLD BY: Sh PRATAP SINGH



DRAWN BY:

S.K. Gupta

GUPTA ASSOCIATES
LANDOUR, MUSSOORIE.

Pratap Singh

SIGN OF SELLER

Pratap Singh

SIGN OF PURCHASER

प्रमाण -पत्र

प्रमाणित किया जाता है कि नगर पालिका परिषद, मसूरी क्षेत्रान्तर्गत बालोंगन्ज स्थित भूमि 7200 वर्ग फीट जो पालिका अभिलेख में कर अनुभाग पंजिका के मांग सख्या 800/1 पर अंकित है। वर्तमान में उक्त सम्पत्ति श्री पार्थ प्रतिम राय चौधरी पुत्र श्री अशोक कुमार निवासी राजभवन देहरादून के नाम टी0ए0सी0 समिति के प्रस्ताव सख्या 36/1 दिनांक 19-2-2011 के द्वारा नामान्तरण स्वीकृत किया गया है।


अधिसारी अधिकारी
नगर पालिका परिषद, मसूरी

20/11/12
अधिसारी अधिकारी
नगर पालिका परिषद, मसूरी