



9618

SALE DEED
RELEVANT PARTICULARS

रू. B 67195

1. Consideration : Rs. 48,36,000.00
2. Consideration on which Stamp duty paid : Rs. 48,36,000.00
3. Stamp Duty : Rs. 2,41,800.00
4. Avas Vikas Duty : NIL
5. Total Stamp Duty paid : Rs. 2,41,800.00
6. Main Locality : Within Nagar Nigam Limit
7. Locality : Acharya Narender Dev Marg, Dehradun
8. Particulars of the property : All that land measuring 209.31 Sq. Mts. situated at 8, Municipal Road, Dehradun, Nagar Nigam No. 26/16/8, Acharya Narender Dev Marg, Dehradun
9. Kind of Property : Residential land
10. Circle rate : Rs. 23,100/- per Sq. Mts.
11. Distance from main Road : That the land being sold is more than 350 Mts. away from Main E.C. Road.
12. Name and Address of Seller : **Shri Madhup Chaurasia alias Madhup Kumar Chaurasia son of Late Shri K.P. Chaurasia resident of 31-2/1, E.C. Road, Dehradun (Indian Bank A/c No. 441413777) (Form No. 60) PAN.No. BILPC6287K**
13. Name and Address of Purchaser : **Shri Amarjeet Singh son of Shri Prahalad Singh resident of 46, Dandipur Mohalla, Dehradun (PAN-BTHPS5648P)**
14. Stamp : E-Stamp
15. Drafted by : Mr. K.N. Nautiyal, Advocate, Dehradun.

Madhup Chaurasia

Amarjeet Singh

Land measuring 209.31 Sq. Mtr. Situated at
D Municipal Road, Nagar Nigam No. 26/16/8
Acharya Narendra Doss Marg Dehradun.



Seller —
Purchaser

Amrjeet Singh
Purchaser —

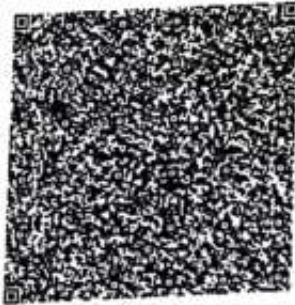


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

| | |
|---------------------------|--|
| Certificate No. | : IN-UK076708557977860 |
| Certificate Issued Date | : 05-Oct-2016 05:06 PM |
| Account Reference | : NONACC (SV)/ uk1211204/ DEHRADUN/ UK-DH |
| Unique Doc. Reference | : SUBIN-UKUK1211204152211006434080 |
| Purchased by | : AMARJEET SINGH |
| Description of Document | : Article 23 Conveyance |
| Property Description | : ACHARYA NARENDRA DEV MARG MUNICIPAL ROAD DEHRADUN |
| Consideration Price (Rs.) | : 48,36,000 (Forty Eight Lakh Thirty Six Thousand only) |
| First Party | : MADHUP CHAURASIA |
| Second Party | : AMARJEET SINGH |
| Stamp Duty Paid By | : AMARJEET SINGH |
| Stamp Duty Amount(Rs.) | : 2,41,800 (Two Lakh Forty One Thousand Eight Hundred only) |



Alt.No.....
CHAMAN SINGH
STAMP VENDOR
Mob.No-9997544850

Please write or type below this line-----

M. Chaurasia

Amarjeet Singh

WN 0003409890



SALE DEED

This Deed of sale is made on this the 5th day of October, 2016 between **Shri Madhup Chaurasia alias Madhup Kumar Chaurasia son of Late Shri K.P. Chaurasia resident of 31-2/1, E.C. Road, Dehradun** (hereinafter called the SELLER) of the one part;

AND

Shri Amarjeet Singh son of Shri Prahalad Singh resident of 46, Dandipur Mohalla, Dehradun (hereinafter called the PURCHASER) of the Second Part;

PROVIDED ALWAYS and it is hereby agreed that the terms SELLER and PURCHASER wherever the context so require shall include their respective heirs, legal representatives and assigns.

WHEREAS the seller is the sole and absolute owner of the land mentioned in schedule given at the foot of this deed. The seller became owner by virtue of Will dated 08.12.2010 inherited from his mother, duly registered in the office of the Sub Registrar-II, Dehradun in Book No. III, Volume 155 at pages 1 to 14 at Serial No. 1128 dated 13.12.2010.

AND WHEREAS Late Smt. Sarla Chaurasia, mother of seller purchased the said land vide sale deed dated 25.10.1999 from Smt. Vimla Rani wife of Shri Bhagwat Prasad, duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume 498 at page 93, Additional File Book No. I, Volume 769 on pages 667 to 682 at Serial No. 4775 dated 26.10.1999. The name of seller has been duly mutated in the Nagar Nigam records. In this way the seller became the owner of the land described in schedule of this deed.

Madhup Chaurasia

Amarjeet Singh

बही संख्या 1 रजिस्ट्रीकरण संख्या 9618 वर्ष 2016

Sale (Immovable)
Sale(Residential Plot)

प्रतिफल रु0 : 4,836,000.00
मालियत रु0 : 4,836,000.00

| रजिस्ट्रेशन शुल्क | प्रतिलिपि शुल्क | इलेक्ट्रॉनिक प्रोसेसिंग शुल्क | कुल योग | शब्द लगभग |
|-------------------|-----------------|-------------------------------|---------------|-----------|
| रु0 25,000.00 | रु0 10.00 | रु0 220.00 | रु0 25,230.00 | 1,000 |

श्री अमरजीत सिंह पुत्र श्री प्रहलाद सिंह निवासी ४६, डांडीपुर मौहल्ला देहरादून ने आज दिनांक 06 Oct 2016 समय मध्य 2PM व 3PM को कार्यालय उपनिबन्धक देहरादून, चतुर्थ में प्रस्तुत किया।



Arjeet Singh
अमरजीत सिंह

उपनिबन्धक
देहरादून, चतुर्थ
06-Oct-2016

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री मधुप चौरसिया अलियास मधुप कुमार चौरसिया पुत्र श्री स्व० के० पी० चौरसिया निवासी ३१-२/१, ई० सी० रोड देहरादून 1 ने विक्रय धन मुबलिग रु0 4,836,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री अमरजीत सिंह पुत्र श्री प्रहलाद सिंह निवासी ४६, डांडीपुर मौहल्ला देहरादून 1 ने भी स्वीकार किया।

जिनकी पहचान श्री पवन कुमार वशिष्ठ पुत्र श्री मुनेश कुमार निवासी शान्ति विहार अजबपुर कलां देहरादून तथा श्री संजय कुमार पुत्र श्री विशम्भर प्रसाद निवासी २५० आदत बाजार देहरादून ने की।

उपनिबन्धक
देहरादून, चतुर्थ
06-Oct-2016



AND WHEREAS the said land is free from all kinds of encumbrances, liens and charges. The Seller has full right to sell the said land.

AND WHEREAS the purchaser approached the seller for buying the land described in schedule of this deed and the seller agreed to sell the same to purchaser which is free from all encumbrances for an amount of Rs. 48,36,000/- (Rupees Fourty Eight Lacs Thirty Six Thousand only). Hence this deed of sale is being executed.

NOW THIS DEED WITNESSESS AS UNDER:-

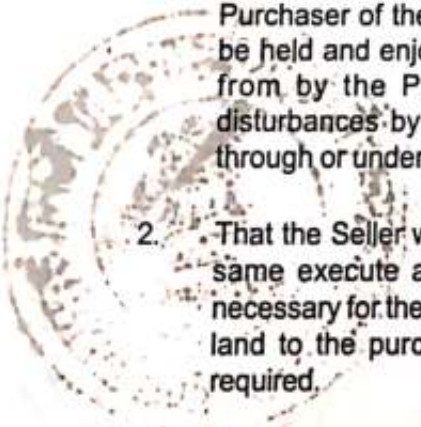
That in pursuance of the said agreement and in consideration of a sum of Rs. 48,36,000/- (Rupees Fourty Eight Lacs Thirty Six Thousand only) paid by the purchaser to the seller in the following manner:-

- (a) Rs. 5,00,000/- vide cheque No. 006111 dated 08.07.2016 payable at Bank of Maharastra, Dehradun
- (b) Rs. 33,36,882/- vide Pay order No. 208350 dated 03.10.16 ⁱⁿ payable Bank of Maharastra, Dehradun
- (c) Rs. 9,99,118/- vide cheque No. 00618 payable at Bank of Maharastra, Dehradun retained against tax deduction under Section 194IAQ Income Tax Act shall be paid by the purchaser after the completion of process by the seller.

the receipt of which sum is hereby acknowledged by the Seller. THE SELLER hereby transfers, alienates and assigns all that land described in schedule of this deed TO HOLD AND TO HAVE the same to the Purchaser alongwith all rights, interests, title and easements appurtenant thereto as absolute owner forever.

THE SELLER FURTHER COVENANT WITH THE PURCHASER AS UNDER:-

1. That the Seller has delivered vacant possession to the Purchaser of the land hereby sold which shall hereinafter be held and enjoyed and rents and profits received there from by the Purchaser without any interruption or disturbances by the Seller or any other person claiming through or under the seller.
2. That the Seller will at the cost of the person requiring the same execute and do every such assurance or things necessary for the further or more perfectly assuring the said land to the purchaser his heirs or assigns as may be required.



Amgeet Singh

Mr. Chandra

3. That all the rights enjoyed by the Seller regarding the land hereby sold are being transferred to the purchaser.
4. That the interest hereby transferred subsists and Seller has power to sell the same.
5. That the land hereby sold is free from all charges, claims, litigations, mortgages, court attachments, liens and encumbrances.
6. That the purchaser shall also be entitled to transfer the land hereby sold by way of sale, gift, lease, mortgage, etc.
7. That all the bills and taxes levied on the land hereby sold upto the date of sale shall be paid by the seller and all taxes accruing subsequent to the date of execution of sale deed will be paid by the Purchaser.
8. That the Seller further covenant to keep the purchaser indemnified in case the purchaser is deprived of the land hereby sold or any part thereof on account of any defect in the title of the seller or for any other reason.
9. That there is two side road on the said land.
10. That the land being sold is more than 350 Mts. away from Main E.C. Road. The land area being sold is 209.31 Sq. Mts. As per circle rate the value of land comes to 209.31 Sq. Mts. x 23,100 = Rs. 48,35,061/-. The sale consideration of Rs. 48,36,000/- on which the stamp duty of Rs. 2,41,800/- is being paid.
11. That the parties to this deed do not belong to Schedule Caste/Tribe.
12. That there is no tree, boundary wall, Boring and construction over the said land.
13. That there is no written agreement of sale between the parties to this deed with respect to the land hereby sold.
14. That the land hereby sold is situated at Acharya Narendra Dev Marg, Municipal Road, Dehradun within Nagar Nigam, Dehradun limits as such is beyond the scope of the provisions of Uttaranchal Amending Act 29 of 2003.


[Signature]

Amrinder Singh

SCHEDULE OF PROPERTY

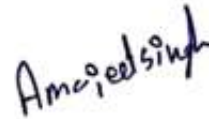
All that land measuring 209.31 Sq. Mts. situated at 8, Municipal Road, Dehradun, Nagar Nigam No. 26/16/8, Acharya Narender Dev Marg, Dehradun, morefully described in the annexed map, bounded and butted as under:-

- | | | |
|-------|---|--|
| East | - | Land of Shri Oberal, side measuring 32 ft. |
| West | - | 15 ft. wide private passage thereafter land of Dr. Neena Chaurasia, side measuring 31 ft. 6 inches |
| North | - | Land of seller being sold to Smt. Raman Nagpal, side measuring 69 ft. 4 inches |
| South | - | 15 ft. wide private passage, side measuring 73 ft. 6 inches |

In Witness whereof the Seller and the Purchaser have put their signatures on this deed on the day month and year herein above written.



SELLER



PURCHASER

In Compliance of Section 32A of the Registration Act 1908

Name of the seller:- **Shri Madhup Chaurasia alias Madhup Kumar Chaurasia son of Late Shri K.P. Chaurasia resident of 31-2/1, E.C. Road, Dehradun**

Left Hand fingers impression


Angusth Tarjani Madhyama Anamika Kanishthika



Right Hand fingers impression

Angusth Tarjani Madhyama Anamika Kanishthika




Signature of seller

Name of the purchaser:-Shri Amarjeet Singh son of Shri
Pralhad Singh resident of 46, Dandipur Mohalla, Dehradun

Left Hand fingers impression

Angusth Tarjani Madhyama Anamika Kanishthika



Right Hand fingers impression

Angusth Tarjani Madhyama Anamika Kanishthika



Amarjeet Singh

Signature of Purchaser

WITNESSES:-

Pawan

Sanjay Kumar

1. Shri Pawan Kumar Vashisth
S/o Shri Munesh Kumar
R/o Shanti Vihar,
Ajabpur Kalan, Dehradun
(Adhar No. 865723168014)

2. Shri Sanjay Kumar
S/o Shri Veshambhar Prasad
R/o 250, Arhat Bazar
Dehradun
(D.L. No. UK0720140291299)

Drafted by Mr. K.N. Nautiyal, Advocate, Dehradun.
Photo attested by parties

K.N. NAUTIYAL
Advocate
Regn. No.
Dehradun (Uttarakhand)

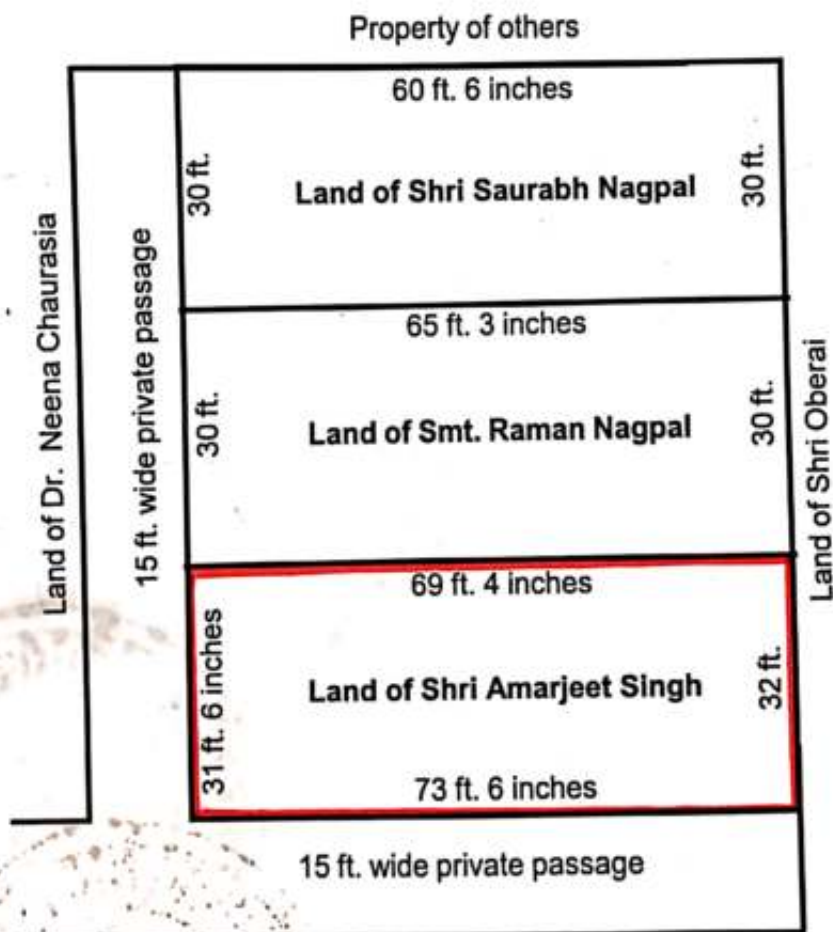
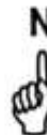
M. K. Chaurasia

SITE PLAN OF All that land measuring 209.31 Sq. Mts. situated at 8, Municipal Road, Dehradun, Nagar Nilgam No. 26/16/8, Acharya Narender Dev Marg, Dehradun

SOLD BY : Shri Madhup Chaurasia alias Madhup Kumar Chaurasia
SOLD TO : Shri Amarjeet Singh

SOLD AREA SHOWN IN RED LINES

NOT TO SCALE



SELLER

PURCHASER

वही संख्या 1 जिल्द 3,074 के पृष्ठ 115 से 136 पर क्रमांक 9618

पर आज दिनांक 06 Oct 2016 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
06 Oct 2016

