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SALE DEED
DETAILS FOR THE SUB-REGISTRAR OFFICE

SALE CONSIDERATION	: Rs. 16,98,000/-
VALUATION AS PER CIRCLE RATE	: Rs. 16,98,000/-
TOTAL STAMP DUTY PAID	: Rs. 64,000/-
NO. OF STAMP SHEETS	: 01 (e-Stamp)
	:

DESCRIPTION OF THE PROPERTY SOLD

ALL THAT property land bearing Khasra No. 568३ (Old Khasra No. 536/3) area 2320 Sq. Ft. or 215.61 Sq. Mts. situated at Village Majra, Pargana Pachwa Doon, Distt. Dehradun, Uttarakhand.

NAME & ADDRESS OF THE SELLER

(1)- SMT. SHEHNAZ PARVEEN W/O Shri Liyaqut Ali and (2)- SHRI LIYAQUT ALI S/o Shri Aftab Ali both residents of G-438, Nehru Colony, Distt. Dehradun, Uttarakhand.

PAN OF SELLER NO.1 : ALQPP6372B

PAN OF SELLER NO.2 : ACNPA7271L

NAME & ADDRESS OF THE PURCHASER

SMT. ASMAT W/o Shri Rais Ahmad R/o 9, Shimla Enclave, Sewlakalan, P.O. Majra, Distt. Dehradun, Uttarakhand.

PAN OF PURCHASER -AFRPA4294E

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श्री रास अहमद र/o 9
Shimla Enclave
Sewlakalan
Shahma

-3-

SALE DEED

This DEED OF SALE is made and executed on this 26th day of October, 2016, at Dehradun

BY

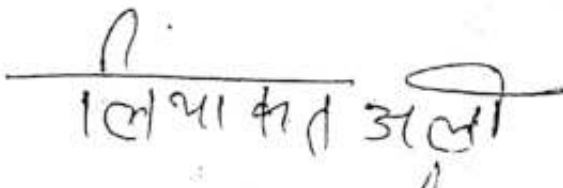
(1)- SMT. SHEHNAZ PARVEEN W/O Shri Liyaqut Ali and (2)- SHRI LIYAQUT ALI S/o Shri Aftab Ali both residents of G-438, Nehru Colony, Distt. Dehradun, Uttarakhand, (hereinafter called as the "SELLER(s)" of the ONE PART).

IN FAVOUR OF

SMT. ASMAT W/o Shri Rais Ahmad R/o 9 Shimla Enclave, Sewlakalan, P.O. Majra, Distt. Dehradun, Uttarakhand (hereinafter called as the PURCHASER(s)" of the OTHER PART).

PROVIDED ALWAYS and it is hereby agreed that the expressions SELLER(s) and PURCHASER(s) wherever the context so require shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, nominees, executors, legal representatives, administrators successors and assignees etc.

AND WHEREAS the SELLER is the absolute owner in possession of all that property land bearing Khasra No. 568३ (Old Khasar No. 536/3) area 2320 Sq. Ft. or 215.61 Sq. Mts. more or less as per the spot situated at Village Majra, Pargana Pachwa Doon, Distt. Dehradun, Uttarakhand with unrestricted and transferable rights. The name of the seller is duly mutated as bhumidhar owner of the aforesaid land in the revenue records of Village Majra, Distt. Dehradun. The SELLER is having unrestricted and transferable rights over the aforesaid property as an exclusive owner without hindrance or claim from any other person.


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AND WHEREAS the SELLER for her bonafide needs and requirements has agreed to sell her property detailed in schedule annexed to this deed to the PURCHASER for a sale consideration of **Rs. 16,98,000/- (Rupees Sixteen Lac Ninety Eight Thousand Only)** and the PURCHASER has agreed to purchase the said property from the SELLER for the same.

NOW THIS DEED WITNESSES AS UNDER: -

- 1- That in pursuance of the said agreement and for a consideration of a sum of **Rs. 16,98,000/- (Rupees Sixteen Lac Ninety Eight Thousand Only)** paid by the Purchaser to the Seller in following manner:-

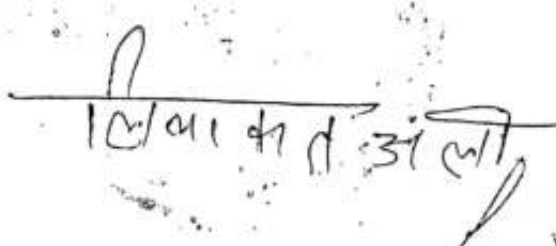
- a- **Rs.2,98,000/- vide RTGS UTR No. YESBR52016102400010771 dated 24-10-2016 drawn on Urban Co-operative Bank Ltd., Darshan Lal Chowk Branch, Dehradun.**
- b- **Rs.14,00,000/- vide RTGS UTR No. IDIBR52016102513432099 dated 25-10-2016 drawn on Indian Bank, M.Z.N.**

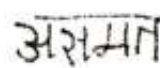
the receipt of which is hereby acknowledged by the SELLER at the time of presentation of this deed for registration before the Sub-Registrar, Dehradun.

Thus the SELLER DOTH hereby transfer, alienates and assigns by way of absolute sale all that said property (morefully described in the schedule given at the foot of this deed) TO HOLD AND TO HAVE the same to the PURCHASER **SMT. ASMAT W/o Shri Rais Ahmad R/o 9 Shimla Enclave, Sewlakalan, P.O. Majra, Distt. Dehradun, Uttarakhand**, along with all rights, interests, title and easementary rights and appurtenant rights of paths and passages, thereto as absolute owner thereof.

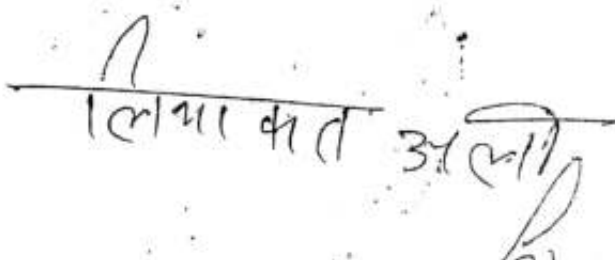
The SELLER further covenants with the PURCHASER as under: -

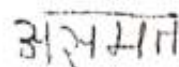
- 1- That the SELLER has delivered actual physical vacant possession of the said property to the PURCHASER today, which shall hereinafter be held and enjoyed and rents and profits received there from by the PURCHASER with out any interruption or disturbances by the SELLER or any other person claiming through or under them.





- 2- That all the rights enjoyed by the SELLER regarding the said property hereby sold are being transferred to the PURCHASER. The PURCHASER shall hereafter be fully entitled to use, hold and enjoy the said property in any manner she may like or make sale, gift, will or transfer it in any manner, and get the same mutated in her name in the Municipal / Revenue Records and other government records at her own cost, if required.
- 3- That the interest hereby transferred, subsists and the SELLER has power to sell the same.
- 4- That the SELLER hereby assures the PURCHASER that the said property under sale is absolutely free from all sorts of encumbrances such as sale, mortgages, gift, lease, charges, liens, court injunctions, court attachments, legal flaws, surety, security, family dispute, litigation etc. and there is no legal defect in the title of the SELLER or Power to Sell the same, if it is proved otherwise the SELLER shall be liable to pay all the costs and damages incurred by the Purchaser in all respects.
- 5- That all the taxes/land revenue/charges and demand levied on the said property hereby sold till today i.e. the date of sale shall be paid by the SELLER and all taxes and charges and demands accruing subsequent to the date of execution of this Sale Deed will be paid by the PURCHASER.
- 6- That the SELLER will at the cost of PURCHASER execute and do every such act, assurance or things as may be necessary for the further or more perfectly assuring the said property to the PURCHASER, her heirs, or assigns etc. and as may be required. The SELLER hereby further agrees to execute any more document(s), paper(s) etc. for further more perfectly assuring the title and possession of the PURCHASER over the said property in future but always at the costs and expenses of the PURCHASER or person(s) requiring the same to be done reasonably.

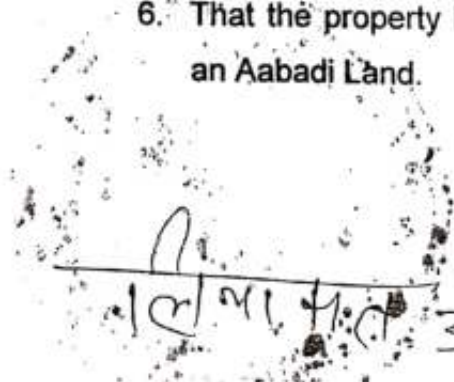




- 7- That the SELLER further covenants to keep the PURCHASER indemnified in case the PURCHASER is deprived of the said property hereby sold or any part thereof on account of any defect in the title of the SELLER or for any other reason. In case, the said property or any part thereof goes out of the hands and possession of the PURCHASER because of any defect in the title of the SELLER, the SELLER hereby agree and undertake to indemnify the PURCHASER to the extent of the loss thus suffered by the PURCHASER, which shall include the proportionate cost of the said property and expenses incurred on this deed.

Relevant Particulars :-

1. That the SELLER and the PURCHASER do not belong to schedule caste/schedule tribe.
2. That the said property is situated within the Nagar Nigam limits of Dehradun in Mauza Maira, Dehradun and hence the provisions of the Uttaranchal (the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950) (Adaptation and Modification Order, 2001) Amendment Act, 2003 (Uttaranchal Act 29 of 2003) are not applicable on the same.
3. That there is no prior registered agreement in between the parties.
4. That there is neither any tree/orchard nor any construction in the land hereby being sold. There is no boundary wall in the land hereby being sold.
5. That the property hereby being sold is more than 2 kilometers away from the main Saharanpur Road.
6. That the property hereby being sold is for residential purpose and is an Aabadi Land.


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7. That the seller has got the construction map sanctioned over the said property/land for construction vide Map File No. R-1365/12-13 orders dated 28-09-2012. The purchaser shall have all the rights as an exclusive owner to construct the building and further she shall have the rights to transfer the said construction as an owner.

VALUATION : That the said property is situated within the Nagar Nigam limits of Dehradun in Mauza Majra, Tehsil Dehradun. The total land area being sold is 215.61 Sq.Mtrs. The prescribed base circle rate in the locality is Rs. 7500/- per sq. mtrs. The land is bounded by a 20 Ft. Wide Road therefore after increment of 5% in the base rate the circle rate comes to Rs. 7875/- according to which the cost of the land comes to Rs. 1698,000/- on which the stamp duty is being paid @ 3.75% i.e. Rs. 64,000/-

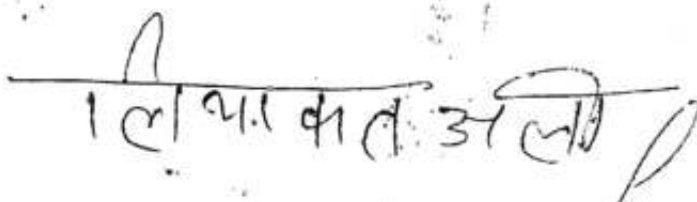
SCHEDULE OF THE PROPERTY SOLD

ALL THAT property/land bearing Khasra No: 536/3 (Old Khasar No. 536/3) area 2320 Sq. Ft. or 215.61 Sq. Mts. more or less as per the spot, situated at Village Majra, Pargana Pachwa Doon, Distt. Dehradun, Uttarakhand (bearing Private Plot No. 49) bounded and butted as under:-

East - Land of Shri Amar Singh, Side measuring 40 Ft.
West - 20 ft. wide Road Side measuring 40 Ft.,
North - Common Space, Side measuring 59 Ft.
South - Land of Shri Amar Singh Panwar, Side measuring 59 Ft.,

For greater clearance delineated by red colour in the Map annexed to this deed which shall form an integral part of this deed.

IN WITNESS WHEREOF the SELLER & the PURCHASER have put their respective signatures on this Deed of Sale on the day, month and year first above-mentioned.


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**FINGER PRINTS OF THE PARTIES IN COMPLIANCE WITH SECTION 32-
A OF THE REGISTRATION ACT, 1908**

NAME OF THE SELLER NO. 1 - SMT. SHEHNAZ PARVEEN.

PRINTS OF THE LEFT HAND:-

Thumb	Index	Middle	Ring	Little
				

PRINTS OF THE RIGHT HAND:-

Thumb	Index	Middle	Ring	Little
				






Shehnaaz

10/11/21 3/11






SIGNATURE OF SELLER NO. 1

NAME OF THE SELLER NO. 2 - SHRI LYAQUT ALI.

PRINTS OF THE LEFT HAND:-

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PRINTS OF THE RIGHT HAND:-

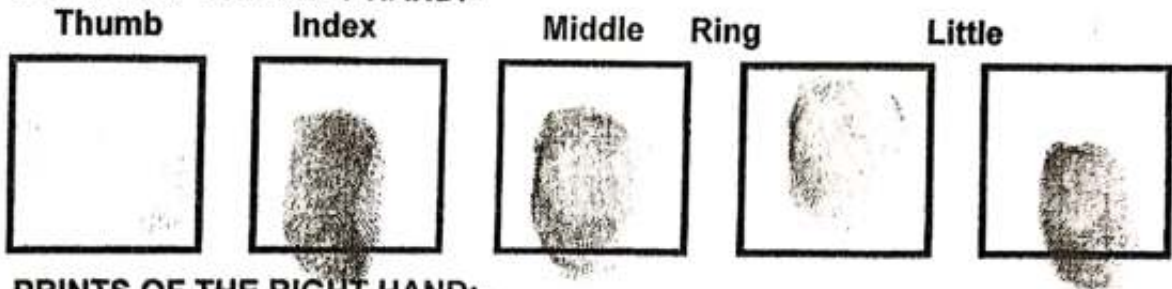
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10/11/21 3/11

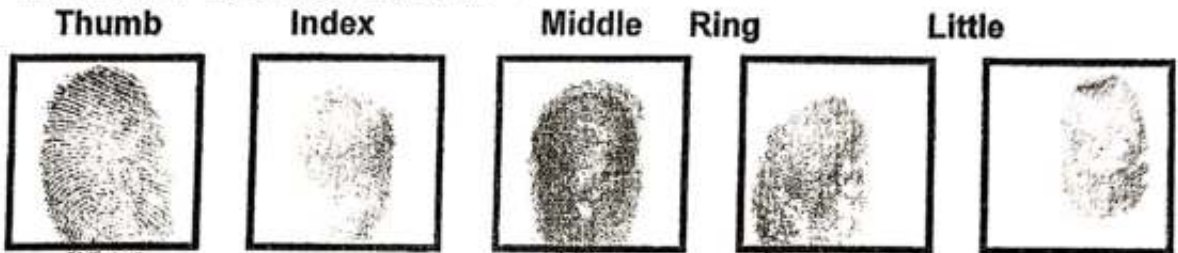
SIGNATURE OF SELLER NO. 2

NAME AND ADDRESS OF THE PURCHASER: SMT. ASMAT.

PRINTS OF THE LEFT HAND:-



PRINTS OF THE RIGHT HAND:-



31/1/11
SIGNATURE OF PURCHASER

WITNESSES:-

1-
Shubham Rawat
S/o Shri B.S. Rawat
R/o Pithuwala, Dehradun
DL No. UK-0720140326575

2-
Nawab Ahmed
S/o Sh. Wasim Ahmed
R/o 9 Shimla Enclave
Sewalakalan Dehradun
Aelmar No 2379 2398 4167.


This deed has been drafted on the basis of documents provided and under the instructions of the parties. Both the parties are in sound mind and are in full senses, they have read and understood all the contents of this deed and after being satisfied have signed this deed willingly without any compulsion, pressure and undue influence. Both the parties have identified each other.

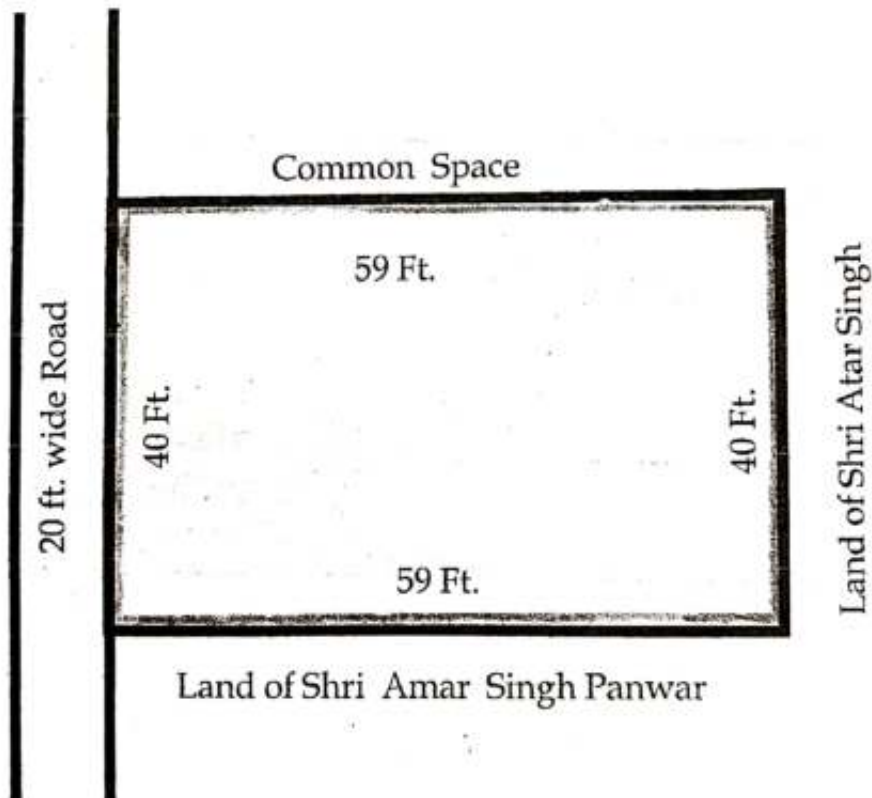

Drafted by: Prent Singh, Advocate
(M.Sc., LL.B., LL.M.)
Reg.No.-UP-7793/03, UK-324/12
Court Compound, Dehradun.

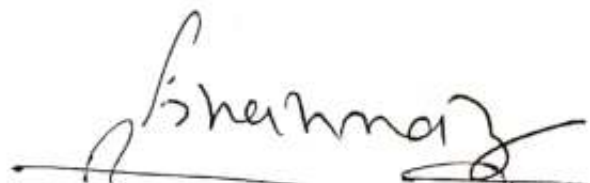
ALL THAT property land bearing Khasra No. 568ड (Old Khasar No. 536/3) area 2320 Sq. Ft. or 215.61 Sq. Mts. situated at Village Majra, Pargana Pachwa Doon, Distt. Dehradun, Uttarakhand.

SELLERS : (1)- SMT. SHEHNAZ PARVEEN
and (2)- SHRI LIYAQUT ALI

PURCHASER : SMT. ASMAT

SOLD AREA SHOWN IN RED COLOUR 
NOT TO SCALE




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SIGNATURE OF SELLERS

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SIGNATURE OF PURCHASER

बही संख्या 1 जिल्द 6,996 के पृष्ठ 69 से 94 पर क्रमांक 4577

पर आज दिनांक 27 Oct 2016 को रजिस्ट्रिकरण किया गया।



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, प्रथम
27 Oct 2016