

## SALE DEED

This Deed of sale is made and executed at Dehradun on this the 29th day of December 2014 between **Shri Neeraj Sharma son of Shri Ram Gopal Sharma resident of Bhandari Mohalla, Do Bacchi Marg, Sahasthradara Road, Dehradun** (hereinafter called the SELLER) of the one part;  
PAN : CKXPS 3648 R.

AND

**Shri Rohan Bharti son of Shri Shekhar Bharti resident of 124, Lane no. 8 Bhagirathipuram, Jakhan, Dehradun** (hereinafter called the PURCHASER) of the other part;  
Second Part;  
PAN : ALMPB 1063 H

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 plot of land forming part of Khasra no. 61 Kha measuring 71.76 Sq. Yards or 60 Sq. Mts. situated in Mauza Danda Dhoran, Pargana Central Doon, District Dehradun (hereinafter called the property) morefully described in the schedule of property.

AND WHEREAS all that plot of land bearing Khasra no. 59 Kha (Old Khasra no. 199 Min) measuring 0.2570 Hects and Khasra no. 61 Kha (Old Khasra no. 188 Min) measuring 0.3881 Hects situated at Mauza Danda Dhoran, Pargana Central Doon, District Dehradun alongwith other khasra plots was recorded in the name of Shakumbari Devi wife of Shri Fateh Chand in the revenue records as Bhumidhar with transferable rights since the fasli year 1390 i.e. 1983 in Khata Khatooni no. 1410 to 1415.

AND WHEREAS Smt. Shakumbari Devi wife of Late Shri Fateh Chand Faras sold plot of land bearing Khasra no. 188 Min measuring 0.037 Acre and Khasra no. 199 Min measuring 0.118 Acre total area measuring 0.155 Acre situated at Mauza Danda Dhoran, Pargana Central Doon, District Dehradun to Smt. Chandra Parashar wife of Late Sub. Major Shiv Darshan Parashar vide sale deed dated 04.07.1988 duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2715 on page 48 and in additional file book no. I volume 3147 on page 138 at serial no. 6625 dated 05.07.1988.

*Neeraj Sharma* (2)

*Rohan*

AND WHEREAS on the death of Smt. Chandra Kanta Parashar the said khas had devolved upon her son Shri Rajesh Parashar, grand son Shri Rahul Parashar minor son of Late Shri Ashok Parashar and daughter in law Smt. Jeevan Parashar wife of Late Shri Ashok Parashar and their names were mutated in Khasra No. 181 for the fasli year 1410 to 1415 vide orders of the Naib Tehsildar, Dehradun passed in case no. 2965 dated 28.08.2003.

AND WHEREAS Shri Rajesh Parashar son of Late Shri Shiv Darshan Parashar sold his one half share i.e. plot of land forming part of Khasra no. 59 Khasra measuring 0.0075 Hects and Khasra no. 61 Khasra measuring 0.0235 Hects area measuring 0.0310 Hects or 310 Sq. Mts. situated at Mauza Danda D Pargana Central Doon, District Dehradun to Shri Sandeep Arora son of Sh Arora vide sale deed dated 24.06.2010 duly registered in the office of the Registrar, Dehradun in book no. I volume 3444 on pages 287 to 314 at serial no. 5713 dated 24.06.2010.

AND WHEREAS Shri Sandeep Arora son of Shri S. P. Arora had sold plot of land forming part of Khasra no. 61 Khasra measuring 71.76 Sq. Yards or 60 Sq. Mts. situated in Mauza Danda Dhoran, Pargana Central Doon, District Dehradun to the Seller vide sale deed dated 17.10.2015 duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2235 on pages 110 to 137 at serial no. 10023 dated 19.10.2015.

AND WHEREAS the name of the Seller have been duly mutated in the records vide orders of the Naib Tehsildar, Dehradun passed in case no. 835 dated 16.12.2015

AND WHEREAS the Seller has been in peaceful possession and beneficiary enjoyment over the said property.

AND WHEREAS the Seller has agreed to sell the said property to the Purchaser at an agreed sale price of Rs. 5,50,000.00 (Rupees Five Lac Fifty Thousand only).

AND WHEREAS the Purchaser has agreed to purchase the said property for the agreed sale price of Rs. 5,50,000.00 (Rupees Five Lac Fifty Thousand only).

#### NOW THIS DEED WITNESSESS AS UNDER:-

That in pursuance of the said agreement and in consideration of a sum of Rs. 5,50,000.00 (Rupees Five Lac Fifty Thousand only) has been paid by the Purchaser to the Seller in the following manner :-

- a) Rs. 1,50,000.00 in Cash
- b) Rs. 4,00,000.00 through RTGS

*N. Chandra Parashar*

*Lot*



(The receipt of which sum is hereby acknowledged by the Seller and nothing re-  
due out of the sale price) THE SELLER hereby transfers, alienates and assigns  
that plot of land forming part of Khasra no. 61 Kha measuring 71.76 Sq. Yards  
Sq. Mts. situated in Mauza Danda Dhoran, Pargana Central Doon, District Dehra  
(morefully described in the schedule given at the foot of this deed) TO HOLD AND  
HAVE the same to the Purchaser alongwith all rights, interests, title and ease  
appurtenant thereto as absolute owner forever.

**THE SELLER FURTHER COVENANTS WITH THE PURCHASER AS UNDER**

1. That the Seller has delivered vacant possession to the Purchaser of the property hereby sold which shall hereinafter be held and enjoyed and rents and profits received there from by the Purchaser without any interruption or disturbance by the Seller or any other person claiming through or under the Seller.
2. That the Seller will at the cost of the Purchaser execute and do even, such assurance or things necessary for the further or more perfectly assured said property to the Purchaser their heirs or assigns as may be required.
3. That all the rights enjoyed by the Seller regarding the property hereby sold are being transferred to the Purchaser and the Purchaser have become the sole and absolute owners of the said property.
4. That the interest hereby transferred subsists and Seller has power to stand the same.
5. That the Seller hereby assures the Purchaser that the said property is free from all sorts of encumbrances such as Sale, Gift, Mortgage, Lease, Lien, Litigation, Legal flaws, Notices, Charges, Court cases, Acquisition, decree and family dispute, attachments, surety, security, notification etc. and there is no legal defect in the ownership title of the Seller. If it is proved otherwise the Seller shall be liable and responsible to pay all the losses and damages sustained by the Purchaser.
6. That the property is being sold with all the rights and easements belonging to or appurtenant to or reputed to be belonging to or appurtenant to the said property.
7. That the Purchaser shall also be entitled to transfer the property hereby sold by way of sale, gift, lease, mortgage, etc. or in any other manner the Purchaser likes in future.
8. That the Purchaser can get the said property mutate or transfer in his name in the revenue records or any other concerned authority by presenting the sale deed.

*Narain Khasra*

(122)

That the Seller and his successors, survivors and assignees have been with no claim, title and interest in the said property and now the Purchaser are the sole and exclusive owner of the said property.

10. That the Seller does not belongs to Schedule Caste or Schedule Tribe

11. That the property hereby sold is situated in outside the municipal limit distance of more than 350 Mts. from Main Sahastradhara Road. The passage to the property hereby sold.

12. That the base circle rate fixed by the Collector in the locality is Rs. 5,000.00 per Sq. Mt. as such the cost of the land hereby sold comes to Rs. 3,00,000.00 (60 x 5,000.00). The property is bounded by boundary wall measuring 21 running mts. The cost of the boundary wall comes to Rs. 21,000.00 (21 x 1000.00). The sale consideration is Rs. 5,50,000.00 on which the stamp duty of Rs. 27,500.00 is being paid as per law.

13. That all taxes and other dues levied on the property 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.

14. That if on account of any defect in the title of the Seller or on account of any undisclosed fact, the said property or any part thereof gets out of the possession of the Purchaser, the Seller shall compensate the Purchaser upto the extent of the loss thus suffered including the costs of the constructions/improvements if any, according to the true intent and meaning of these presents.

15. That there is no violation of the provision of The Uttaranchal (The Uttar Pradesh) Zamindari Abolition and Land Reforms Act, 1950 (Adaptation and Modification) Order, 2001 (Amendment) Act, 2003 in transfer of the said property

#### SCHEDULE OF PROPERTY

All that plot of land forming part of Khasra no. 61 Kha measuring 71.76 Sq. Mts. 60 Sq. Mts. situated in Mauza Danda Dhoran, Pargana Central Doon, District Dehra Dun, bounded and butted as under:-

North	Land of others
South	Property of Shri Ram Gopal Sharma and Smt. Veena Sharma
East	Land of others
West	Land of others

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

*Shri Ram Gopal Sharma*

*Shri Ram Gopal Sharma*

Impression of Left Hand fingers of the Seller :-

Thumb      Index Finger      Middle Finger      Ring Finger



Impression of Right Hand fingers of the Seller :-

Thumb      Index Finger      Middle Finger      Ring Finger



Impression of Left Hand fingers of the Purchaser :-

Thumb      Index Finger      Middle Finger      Ring Finger



Impression of Right Hand fingers of the Purchaser :-

Thumb      Index Finger      Middle Finger      Ring Finger



*Narey Sharma*  
**SELLER**

*Rohit*  
**PURCHASER**

Witnesses

1. *Shri Shekhar*  
Shri Shekhar Bharti  
son of Shri M. L. Bharti  
r/o B-18/B-5, Shalimar Garden,  
Sahibabad, Ghaziabad (U.P.)  
PAN : AADPB 7162 M.


2. *Shri Lalit Kumar*  
Shri Lalit Kumar  
Advocate  
UK-233 / 13

Drafted by

*S. K. Sehgal*  
S. K. Sehgal,  
Advocate



बही संख्या 1 जिल्द 2,442 के पृष्ठ 1 से 20 पर क्रमांक 12873  
पर आज दिनांक 29 Dec 2015 को रजिस्ट्रीकरण किया गया।

  
रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, चतुर्थ  
29 Dec 2015

