



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK00750851850653N
Certificate Issued Date	: 29-Dec-2015 02:41 PM
Account Reference	: NONACC (SV)/ uk1201204/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120120401239406809111N
Purchased by	: SHRI SHEKHAR BHARTI
Description of Document	: Article 23 Conveyance
Property Description	: MAUZA DANDA DHORAN, PARGANA, CENTRAL DOON, DEHRADUN
Consideration Price (Rs.)	: 76,00,000 (Seventy Six Lakh only)
First Party	: SHRI RAM GOPAL SHARMA
Second Party	: SHRI SHEKHAR BHARTI
Stamp Duty Paid By	: SHRI SHEKHAR BHARTI
Stamp Duty Amount (Rs.)	: 3,48,750 (Three Lakh Forty Eight Thousand Seven Hundred And Fifty)



Please write or type below this line.

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shrestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

000222.923



SALE DEED

This Deed of sale is made and executed at Dehradun on this the 29th day of December 2014 between **Shri Ram Gopal Sharma son of Late Shri Ram Prasad Sharma** and **Smt. Veena Sharma wife of Shri Ram Gopal Sharma** resident of **Bhandari Mohalla, Do Bachhi Marg, Sahastradhara Road, Dehradun** (hereinafter called the SELLER) of the one part;

PAN : BCGPS 2250 H and PAN : BLDPS 0947P.

AND

Shri Shekhar Bharti son of Late Shri M. L. Bharti and Smt. Asha Bharti wife of **Shri Shekhar Bharti** resident of **B-18/B-5, Shalimar Garden, Sahibabad, Ghaziabad (U.P.)** (hereinafter called the PURCHASERS) of the Second Part

PAN : AADPB 7162 M and PAN: ALMPB 1062 G.

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

WHEREAS the Sellers are the joint and absolute owners of property forming part of Khasra no. 59 Kha measuring 75 Sq. Mts. and Khasra no. 61 Kha measuring 175 Sq. Mts. total area measuring 250 Sq. Mts. or 299 Sq. Yards having covered area of 150.44 Sq. Mts. situated in Mauza Danda Dhoran, Pargana Central Doon, Dehradun (hereinafter called the said property) morefully described in the schedule of property.

Shri Ram Gopal Sharma

(2)

Shri

AND WHEREAS all that plot of land bearing Khasra no. 59 Kha (Old Khasra no. 188 Min) measuring 0.2570 Hects and Khasra no. 61 Kha (Old Khasra no. 189 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 Shakumbhari Devi wife of Shri Fateh Chand in the revenue records as Bhandar rights transferable rights since the fasli year 1390 i.e. 1983 in Khata Khatooni no. 1 the fasli year 1410 to 1415.

AND WHEREAS Smt. Shakumbhari 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 1 to 138 at serial no. 6625 dated 05.07.1988.

AND WHEREAS on the death of Smt. Chandra Kanta Parashar the said khasra 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 Khata Khatooni 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 Kha measuring 0.0075 Hects and Khasra no. 61 Kha Min measuring 0.0235 Hect area measuring 0.0310 Hects or 310 Sq. Mts. situated at Mauza Danda Dhoran, Pargana Central Doon, District Dehradun to Shri Sandeep Arora son of Shri S. P. Arora vide sale deed dated 24.06.2010 duly registered in the office of the Sub-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. 59 Kha measuring 75 Sq. Mts. and Khasra no. 61 Kha measuring 175 Sq. Mts. total area measuring 250 Sq. Mts. or 299 Sq. Yards situated in Mauza Danda Dhoran, Pargana Central Doon, District Dehradun to the Seller vide sale deed dated 07.09.2011 duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 244 on pages 241 to 258 at serial no. 2863 dated 07.09.2011.

AND WHEREAS the name of the Sellers have been duly mutated in the revenue records vide orders of the Appar Tehsildar, Dehradun passed in case no. 7509 dated 14.11.2011.

AND WHEREAS the Sellers had got a house constructed over the said plot of land after getting the building plan sanctioned from MDDA, Dehradun vide map no. 1623/11-12 dated 13.12.2011 having covered area of 150.44 Sq. Mts. at the ground floor.

(3)

[Handwritten signature]

Asha Prakash

बही संख्या 1 रजिस्ट्रीकरण संख्या 12874 वर्ष 2015

Sale (Immovable)
Sale Residential Building

क्रिस्टीयन शुल्क
रु 50,000.00

प्रतिनिधि शुल्क
रु 20.00

इलेक्ट्रॉनिक प्रोसेसिंग शुल्क
रु 160.00

प्रतिफल रु : 7,600,000.00

मालियत रु : 7,600,000.00

कुल योग
रु 50,180.00

शब्द लगभग
2,000

श्री शेखर भारती पुत्र श्री एम एल भारती निवासी बी-१८/बी-१८ शालीमार गार्डन साहिवाबाद, गज़िआबाद ने आज दिनांक 29 Dec 2015 समय मध्य 4PM व 5PM को कार्यालय उपनिबन्धक देहरादून, चतुर्थ में प्रस्तुत किया।

शेखर भारती

उपनिबन्धक
देहरादून, चतुर्थ
29-Dec-2015

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री राम गोपाल शर्मा पुत्र श्री राम प्रसाद शर्मा निवासी भंडारी मोहल्ला, दो बच्ची मार्ग, सहखधारा रोड, देहरादून। श्रीमती वीणा शर्मा पत्नी श्री राम गोपाल शर्मा निवासी भंडारी मोहल्ला, दो बच्ची मार्ग, सहखधारा रोड, देहरादून। ने विक्रय धन मुबलिंग रु 7,600,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री शेखर भारती पुत्र श्री एम एल भारती निवासी बी-१८/बी-१८ शालीमार गार्डन साहिवाबाद, गज़िआबाद। श्रीमती आशा भारती पत्नी श्री शेखर भारती निवासी बी-१८/बी-१८ शालीमार गार्डन साहिवाबाद, गज़िआबाद। ने भी स्वीकार किया।

जिनकी पहचान श्री रोहन भारती पुत्र श्री शेखर भारती निवासी 124, लेन नॉ 8, भगीरथीपुरम, जाखन, देहरादून तथा श्री ललित कुमार पुत्र श्री सोम प्रकाश निवासी गुरु रोड देहरादून ने की।

उपनिबन्धक
देहरादून, चतुर्थ
29-Dec-2015



AND WHEREAS the Sellers have been in peaceful possession and bene-
enjoyment over the said property.

AND WHEREAS the Sellers have agreed to sell the said property to the Purch-
for an agreed sale price of Rs. 76,00,000.00 (Rupees Seventy Six Lac only)

AND WHEREAS the Purchasers have agreed to purchase the said property
said agreed sale price of Rs. 76,00,000.00 (Rupees Seventy Six Lac only).

NOW THIS DEED WITNESSESS AS UNDER:-

That in pursuance of the said agreement and in consideration of a sum
76,00,000.00 (Rupees Seventy Six Lac only) has been paid by the Purchasers
Sellers in the following manner :-

- a) Rs. 12,50,000.00 vide cheque no. 831108 dated 01.10.2015 dra-
Syndicate Bank, Scholars Home, Dehradun
- b) Rs. 12,50,000.00 vide cheque no. 063395 dated 01.10.2015 dra-
Syndicate Bank, Scholars Home, Dehradun
- c) Rs. 25,12,000.00 through RTGS no. SBINR 52015122824007226
- d) Rs. 25,12,000.00 through RTGS no. SBINR 52015122824018940
- e) Rs. 76,000.00 deposited on account of TDS vide Challan no. 0014
00155 dated 09.12.2015.

(The receipt of which sum is hereby acknowledged by the Sellers and nothing re-
due out of the sale price) THE SELLERS hereby transfer, alienate and assign
property forming part of Khasra no. 59 Kha measuring 75 Sq. Mts. and Kha-
61 Kha measuring 175 Sq. Mts. total area measuring 250 Sq. Mts. or 299 Sq.
having covered area of 150.44 Sq. Mts. situated in Mauza Danda Dhoran, P-
Central Doon, District Dehradun (morefully described in the schedule given
foot of this deed) TO HOLD AND TO HAVE the same to the Purchasers along-
rights, interests, title and easements appurtenant thereto as absolute owner fi-

THE SELLERS FURTHER COVENANT WITH THE PURCHASERS AS UNDER:-

1. That the Sellers have delivered vacant possession to the Purchasers
property hereby sold which shall hereinafter be held and enjoyed and
and profits received there from by the Purchasers without any interrup-
disturbances by the Sellers or any other person claiming through or un-
Seller.

[Handwritten signature]
[Handwritten signature]

Asha Bhatti

- 12
2. That the Sellers will at the cost of the Purchasers execute and do all the legal formalities and expenses necessary for the further or more perfectly and completely transfer of the said property to the Purchasers their heirs or assigns as may be required.
 3. That all the rights enjoyed by the Sellers regarding the property hereinafter described are being transferred to the Purchasers and the Purchasers have become the sole and absolute owners of the said property.
 4. That the interest hereby transferred subsists and Sellers have power to transfer the same.
 5. That the Sellers hereby assure the Purchasers that the said property is free from all sorts of encumbrances such as Sale, Gift, Mortgage, Lien, Litigation, Legal flaws, Notices, Charges, Court cases, Accidents, Government orders, decrees and family dispute, attachments, surety, security, notification, etc. If there is no legal defect in the ownership title of the Seller. If it otherwise the Sellers shall be liable and responsible to pay all the costs and damages sustained by the Purchasers.
 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 Purchasers shall also be entitled to transfer the property hereinafter described by way of sale, gift, lease, mortgage, etc. or in any other manner the Purchasers may like in future.
 8. That the Purchasers can get the said property mutate or transfer in their own name in the revenue records or any other concerned authority by presenting the sale deed.
 9. That the Purchasers can get the Water and Electric connection mutated in their own name or get fresh connection from the office of the concerned authorities.
 10. That the Sellers and their successors, survivors and assignees have no claim, title and interest in the said property and now the Purchasers are the sole and exclusive owner of the said property.
 11. That the Sellers do not belong to Schedule Caste or Schedule Tribes.
 12. That the property hereby sold is situated in outside the municipal limits at a distance of more than 350 Mts. from Main Sahasthradhara R. construction is about 3 years old.

13. That the base circle rate fixed by the Collector in the locality is Rs. 5 per Sq. Mt. The property is situated at 9 Mts. wide road hence, the circle rate applicable shall be Rs. 5750.00 per Sq. Mt. as such the cost of the property hereby sold comes to Rs. 14,37,500.00 (250 x 5,750.00). The construction of the property as per the circle rates comes to Rs. 18,05,000.00 (150.44 Sq. Mts. x 12000.00). The property is bounded by boundary measuring about 60 running mts. The cost of the boundary wall comes to Rs. 60,000.00 (60 x 1000.00). As such the total value of the property as per the circle rate comes to Rs. 33,02,780.00 i.e. to say Rs. 33,03,000.00. The consideration is Rs. 76,00,000.00 on which the required stamp duty is paid as per law in the following manner :-

a)	Rs. 25,00,000.00	x	3.75%	=	Rs. 93,750.00
b)	Rs. 51,00,000.00	x	5.00%	=	Rs. 2,55,000.00
			Total	=	<u>Rs. 3,48,750.00</u>

14. That all taxes and other dues levied on the property hereby sold upto the date of sale shall be paid by the Sellers and all taxes accruing subsequent to the date of execution of sale deed will be paid by the Purchasers.
15. That if on account of any defect in the title of the Sellers or on account of any undisclosed fact, the said property or any part thereof gets out of the hands of the Purchasers, the Sellers shall compensate the Purchasers up to the extent of the loss thus suffered including the costs of the construction and improvements, if any, according to the true intent and meaning of the presents.
16. 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 property forming part of Khasra no. 59 Kha measuring 75 Sq. Mt. Khasra no. 61 Kha measuring 175 Sq. Mts. total area measuring 250 Sq. Mts. Sq. Yards having covered area of 150.44 Sq. Mts. situated in Mauza Danda D Pargana Central Doon, District Dehradun bounded and butted as under:-

North	Land of Shri Neeraj Sharma, side measuring 34 ft.
South	30 ft. wide road, side measuring 34 ft.
East	Land of other, side measuring 79.11 ft.
West	Land of Smt. Jeevan Prashar, side measuring 79.11 ft.

In Witness whereof the Sellers and the Purchasers have put their signatures on the day month and year herein above written.

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(6)

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AS no Pmo

Impression of Left Hand fingers of the Seller no. 1 :-
Thumb Index Finger Middle Finger Ring Finger



Little

Impression of Right Hand fingers of the Seller no. 1 :-
Thumb Index Finger Middle Finger Ring Finger



Little

Impression of Left Hand fingers of the Seller no. 2 :-
Thumb Index Finger Middle Finger Ring Finger



Little

Impression of Right Hand fingers of the Seller no. 2 :-
Thumb Index Finger Middle Finger Ring Finger



Little

Impression of Left Hand fingers of the Purchaser no. 1 :-
Thumb Index Finger Middle Finger Ring Finger



Little

Impression of Right Hand fingers of the Purchaser no. 1 :-
Thumb Index Finger Middle Finger Ring Finger



Little

Signature

(7)

Signature

Impression of Left Hand fingers of the Purchaser no. 2 :-
Thumb Index Finger Middle Finger Ring Finger

Little

Impression of Right Hand fingers of the Purchaser no. 2 :-
Thumb Index Finger Middle Finger Ring Finger

Little

Shri Rohan Bharti
Rohani Bharti

SELLERS

Witnesses :

1. *Rohan Bharti*
Shri Rohan Bharti
son of Shri Shekhar Bharti
r/o 124, Lane no. 8,
Bhagirathipuram, Jakhan,
Dehradun
PAN : ALMPB 1063 H

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

Shri Shekhar Bharti
Shri Shekhar Bharti
PURCHASERS

Drafted by

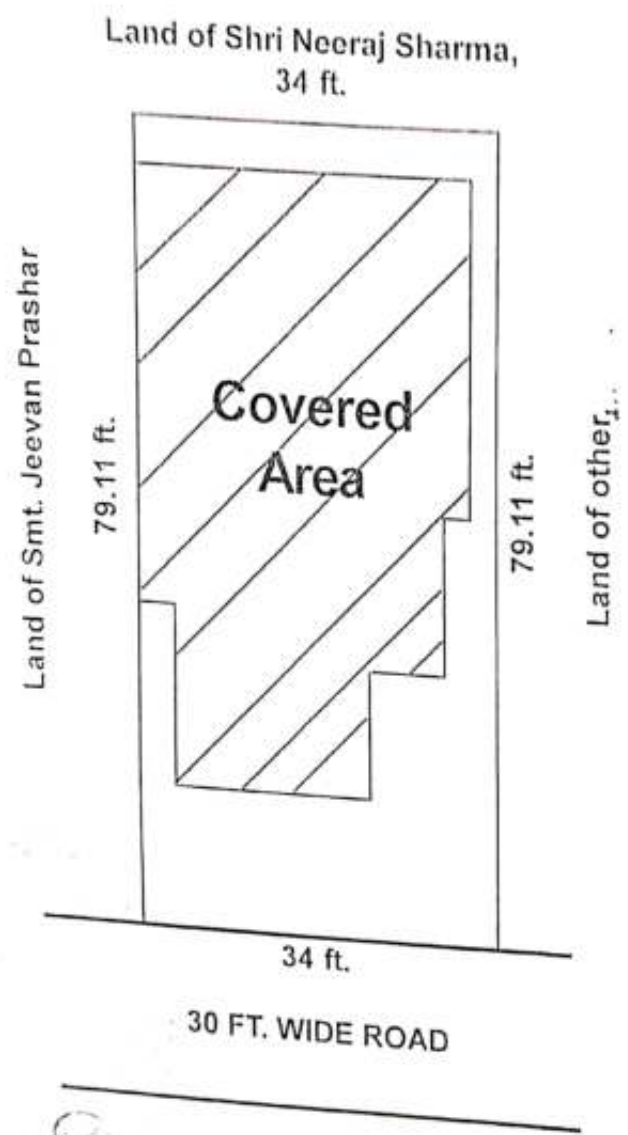
S. K. Sehgal
S. K. Sehgal
Advocate

SITE PLAN OF ALL THAT PROPERTY FORMING PART OF KHASRA NO. 59 MEASURING 75 SQ. MTS. AND KHASRA NO. 61 KHA MEASURING 175 SQ. TOTAL AREA MEASURING 250 SQ. MTS. OR 299 SQ. YARDS HAVING COVERED AREA OF 150.44 SQ. MTS. SITUATED IN MAUZA DANDA DHOR PARGANA CENTRAL DOON, DISTRICT DEHRADUN

SOLD BY : SHRI RAM GOPAL SHARMA AND SMT. VEENA SHARMA

SOLD TO : SHRI SHEKHAR BHARTI AND SMT. ASHA BHARTI

NOT TO SCALE



Amarendra
SELLERS *Veena*

Chauhan
PURCHASERS
Asha Bharti

वही संख्या 1 जिल्द 2,442 के पृष्ठ 21 से 36 पर क्रमांक 12874

पर आज दिनांक 29 Dec 2015 को रजिस्ट्रीकरण किया गया।

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

