

2745
20
SALE DEED

Consideration : Rs. 4,40,000/-
Market value on which
Stamp duty paid : Rs. 4,40,000/-
Stamp Duty : Rs. 44,000/-
Avas Vikas Duty : Included
Total Stamp Duty : Rs. 44,000/-
No. of Stamp Sheets : 8
Circle Rate and Serial No.: 1150/- per Sq. Mt.
Main Location : Mauza Nathanpur, Pargana Parwa Doon,
Distt. Dehra Dun (U.A.)
Distance from Main Road: That the said LAND is situated more than
500 Meters away from the Main Road i.e.
Haridwar Road, Dehra Dun.
Schedule of LAND : All that land Khata No. 1148 (1411 to 1416
Fasli), bearing Khasra No. 938, Area
Measuring 382.46 Sq. Mtrs., situated at
Mauza Nathanpur, Pargana Parwa Doon,
Distt. Dehra Dun (U.A.)
Name of the Seller : **Nand Kishore Kaushal**, S/o late Mr.
Chhote Lal (Kaushal), R/o Village
Nathanpur, Pargana Parwa Doon, Distt.
Dehra Dun (U.A.) Present residing at 81,
Haridwar Road, Jogiwala, Dehra Dun
Name of the Purchasers : **1- Mr. Ashok Kumar Sachan**, S/o Mr. Gaj
Raj Singh and **2- Mrs. Sukanya Sachan**,
W/o Mr. Ashok Kumar Sachan, Both R/o
97/30, Anand Vihar, Opp. LIC Divisional
Office, Haridwar Road, Dharampur, Distt.
Dehra Dun (Uttaranchal)
Drafted by : **PRITHVI SINGH NEGI**, Advocate, Court
Compound, Dehra Dun.

 A. Sachan S. Sachan

(भाग १)

प्रत्युत्पत्ति प्रत्ये प्रथम दिन तक करने वाला

प्रम संख्या 48

प्रथम रस प्रत्युत्पत्ति करने का दिनांक _____
1. य प्रथम का नाम _____
प्रकार _____
को प्रस्तावित _____
सुदृक्कृत सुख _____
तिथि/काल सुख _____
प्रथम या उत्तर सुख _____
उत्पत्ति से अभिप्राय/लोकप्रिय _____
लेख सुख _____
विषय सुख _____
लेख _____
विषय प्रस्ताव _____
तक का समय _____
सुख करने की दिनांक _____
जब से लेख प्रतिलिपि या उत्तर प्रमाण रस
रस से लिए लैबल होगा _____
अन्य अधिकारी से हस्ताक्षर _____
100 मुद्रा/रुपये (आय)





उत्तरांचल UTTARANCHAL

238007

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SALE DEED

THIS DEED OF SALE is made on this **31st day of March 2006** by **Mr. Nand Kishore Kaushal**, S/o late Mr. Chhote Lal (Kaushal), R/o Village Nathanpur, Pargana Parwa Doon, Distt. Dehra Dun (U.A.) Present residing at 81, Haridwar Road, Jogiwala, Dehra Dun (hereinafter called Seller) of the one part

....**SELLER**

IN FAVOUR OF

1- **Mr. Ashok Kumar Sachan**, S/o Mr. Gaj Raj Singh and 2- **Mrs. Sukanya Sachan**, W/o Mr. Ashok Kumar Sachan, Both R/o 97/30, Anand Vihar, Opp. LIC Divisional Office, Haridwar Road, Dharampur, Distt. Dehra Dun (Uttaranchal) (hereinafter called Purchasers) of the other part;

....**PURCHASERS**



[Handwritten signature] A. Sachan

S. Sachan

PRITHVI SINGH NEGI
(ADVOCATE)



जारी किया

उत्तरांचल UTTARANCHAL

23 MAR 2008

मुख्य कोषाधिकारी
देहरादून (उत्तरांचल)

363272

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Provided always and it is hereby mutually agreed that the expressions Seller and the Purchasers shall mean and include their respective heirs, legal representatives, assigns, successors, administrators, Executors, etc. unless repugnant to the context thereto.

Whereas the Seller is the sole and exclusive owner of a LAND, which is morefully described in the schedule, given at the foot of this deed, hereinafter called the said LAND.

A. Sachan S. Sachan

1073

29/3/06

10.000012

अशोक कुमार सचान 5/0 गजराज सिंह
सचान 5/0 अशोक कुमार सचान 97
धरमपुर 5-5



SALE (IMMOVABLE)

प्रलेख नः

2745

Subhash Chandra

अलिखत (स्टाम्प दिया गया)

SALE

440000.00

440000.00

रजिस्ट्रेशन फीस

पेस्टिंग शुल्क

Electronic Processing Fee

कुल योग

शब्द लगभग

5000.00

10.00

200.00

5210.00

1000

श्री/श्रीमती/कुमारी अशोक कुमार सचान

पुत्र/पुत्री/पत्नी श्री गजराज सिंह

निवासी हरिद्वार रोड एल आई सी कार्यालय के सामने देहरादून

ने आज दिनांक 04/04/2006 समय 12:33:08PM

कार्यालय उप निबन्धक सदर 1 देहरादून

में प्रस्तुत की

उपनिबन्धक सदर 1 देहरादून

4/4/06

इस लेखपत्र का निष्पादन उक्त

श्री अशोक कुमार सचान, s/o गजराज सिंह, हरिद्वार रोड एल आई सी कार्यालय के सामने देहरादून / सुकन्या सचान
w/o अशोक कुमार सचान, हरिद्वार रोड एल आई सी कार्यालय के सामने देहरादून

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

धन मू० 440000.00

पूर्व/नगद से समक्ष प्राप्त करत

श्री नन्द किशोर कौशल, s/o छोटेलाल, नत्थनपुर देहरादून हाल 81 हरिद्वार रोड जोगीवाला देहरादून

से स्वीकार किया।

पहचान श्री विनय चमोली

पुत्र श्री जे पी चमोली

निवासी नत्थनपुर देहरादून

श्री दीपक गोयल

पुत्र श्री बी पी गोयल

निवासी 6 आराधर देहरादून

ने की

उपनिबन्धक सदर 1 देहरादून 4/4/06

Sachan

S. Sachan



Depal





जारी

23 MAR 2006

उत्तरांचल UTTARANCHAL
मुख्य कोषाधिकारी
देहरादून (उत्तरांचल)

363274

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And Whereas the said LAND is ancestral land of the Seller and his name is duly recorded in the records of revenue in Khatauni 1411-1416 Fasli as Sankramaniya Bhumidhar and the Seller has heritable and transferable rights for the said LAND.

And whereas, the Purchasers have approached the seller to purchase the said LAND on which the seller has agreed to sell the same for a total sum of **Rs. 4,40,000/- (Rupees Four Lacs Forty Thousand Only)**, on which Purchasers has agreed to buy the same on the said price;

S. Sachan

S. Sachan



जारी
31 MAR 2006
मुख्य कार्यालय
देहरादून (उत्तरांचल)

उत्तरांचल UTTARANCHAL

363275

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NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration of a sum of **Rs. 4,40,000/- (Rupees Four Lacs Forty Thousand Only)** has been paid by the Purchasers to the Seller by Cheque No. 546206, dated 31-03-2006, drawn on State Bank of India, Branch Dehrampur, Dehra Dun (U.A.). The receipt of Total sale-consideration, is hereby acknowledged by the Seller. The Seller DOTH hereby conveys, sells, assigns and transfers all that LAND, morefully described in the schedule, at the foot of this deed and every part thereof UNTO and TO the use of the Purchasers absolutely and forever alongwith all rights, titles, claims, easements, appurtenances rights of paths and passages and TO HAVE AND TO HOLD the same without any let or hindrances from the Seller or any other person claiming through or under him in any manner whatsoever.

S. Sachan



उत्तरांचल UTTARANCHAL

147249

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2. That the Seller has withdrawn his possession from the said LAND and has delivered the actual, physical, undisputed and vacant possession of the said LAND to the Purchasers
3. That the said LAND is free from all encumbrances, charges, liens, demands, litigation, proceedings or acquisition etc., and is not subject to any kind of attachment whatsoever, and the seller has not raised any loan from any financial Institution and the said LAND has a clear marketable title.
4. That if on account of any defect in the title of the Seller over the said LAND or on account of any other undisclosed facts, the said LAND or any part thereof goes out from the hands of the Purchasers or the Purchasers suffers any loss on this account the Seller shall fully compensate the Purchasers upto the extent of the loss thus suffered by the purchasers.

S. Sachan

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

उत्तरांचल UTTARANCHAL

091557

जारी किया

23 MAR 2006

सिवागार, देहरादून
(उत्तरांचल)

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5. That the Seller hereafter from time to time but always at the costs and requests of the Purchasers shall do and execute and cause to be done and executed all further acts, deeds and things which are necessary and may lawfully be required to be done for morefully assuring the title of the Purchasers over the said LAND and to keep him in peaceful and lawful possession thereof and also to keep him fully indemnify thereof.
6. That all taxes, charges, and government dues payable against the said LAND upto the date of this sale deed shall be paid by the Seller and thereafter the same shall be the sole liability of the Purchasers.
- 7- That the Seller and Purchasers does not belong to schedule Caste or Schedule Tribe.
8. That the land area against this sale-deed is less than 500 Sq. Mtrs., hence there is no violation of Uttaranchal Amendment Act 29/2003.
9. That the said LAND is situated more than 500 Meters away from the Main Road i.e. Haridwar Road, Dehra Dun.

S. Sachan



091558

उत्तरांचल UTTARANCHAL

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री किया
23 MAR 2006
वागार, डसाक
(उत्तरांचल)

10. That for the purpose of stamp duty it is hereby made clear that the circle rate in the said vicinity for the land is Rs. 1150/- per Sq. Mt. hence the value of the land comes to $382.46 \times 1150/- = 4,39,829/-$ but the sale-consideration is Rs. 4,40,000/-, on which proper stamp duty of Rs. 44,000/- is being paid.

SCHEDULE OF THE LAND

All that land Khata No. 1148 (1411 to 1416 Fasli), bearing Khasra No. 938, Area Measuring 382.46 Sq. Mtrs., situated at Mauza Nathanpur, Pargana Parwa Doon, Distt. Dehra Dun (U.A.)

Bounded and butted as under :-

- North : Land of Mrs. Pawan Lata Verma, Side Measuring 84 Ft.,
South : Land of Seller, Side Measuring 93 Ft.,
East : 20 Ft. Wide Road, Side Measuring 46 Ft.,
West : House / Land of Mrs. Sarita Singh, W/o Mr: Vinod Kumar Singh, Side Measuring 47 Ft.,

[Signature]

[Signature]

S. Sachan



उत्तरांचल UTTARANCHAL

091559

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IN WITNESS WHEREOF, the parties have signed this deed on
the day month and year first above written.


[Seller]


S. Sachan
[Purchasers]

Witnesses :- D. L. P.

1. Vinay Chamloli
SG St. J.P. Chamloli
Naithanpur - Dun

2. Deepak Goyal s/o B.P. Goyal
G. ARACHAR
HARIDWAR Road D. Dun


Drafted by : **PRITHVI SINGH NEGI Advocate** Court Compound, Dehra
Dun
PRITHVI SINGH NEGI
ADVOCATE



विक्रेता



क्रेता



गवाह



बही न. 1	जिल्द 1,337	पृष्ठ 1,469
ए.डी.फा.बुक 1	जिल्द 1622	पृष्ठ 149 से 158
में न. 2745	पर आज दिनांक 04/04/2006	में रजिस्ट्री की गई ।



न्यायालय
नाथन नरसिंह दार,
लाहोर-2010/2006
स्वीकृत दिनांक 29.04.2006

298

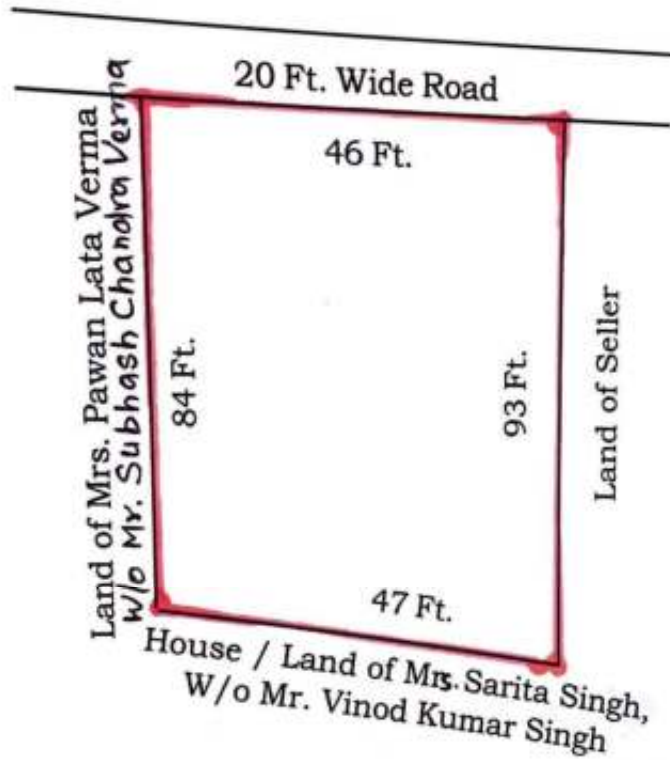
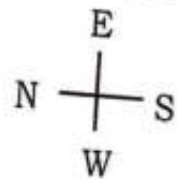
SITE PLAN

Land Khata No. 1148 (1411 to 1416 Fasli), bearing Khasra No. 38, Area Measuring 382.46 Sq. Mtrs., situated at Mauza Mathanpur, Pargana Parwa Doon, Distt. Dehra Dun (U.A.)

Seller : **Mr. Nand Kishore Kaushal**
Purchasers : **1- Mr. Ashok Kumar Sachan and**
2- Mrs. Sukanya Sachan

SOLD AREA SHOWN IN RED COLOUR

NOT TO SCALE




{SELLER}



{PURCHASERS}