

865

SALE DEED

Consideration : Rs. 1,76,000/-

Market value on which

Stamp duty paid : Rs. 1,76,000/- and the Purchaser is "Female" on which proper stamp-duty @ 8% is comes to Rs. 14,100/- is being paid.

Stamp Duty : Rs. 14,100/-

Avas Vikas Duty : Included

Total Stamp Duty : Rs. 14,100/-

No. of Stamp Sheets : 6 (Six)

Circle Rate and Serial No.: 1150/- per Sq. Mt.

Main Location : Mauza Nathanpur, Pargana Parwa Doon, Distt. Dehra Dun (Uttarakhand)

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 139 Sq. Mtrs. and Khasra No. 939Kha, Area Measuring 14 Sq. Mtrs., Total Area Measuring 153 Sq. Mtrs., situated at Mauza Nathanpur, Pargana Parwa Doon, Distt. Dehra Dun (Uttarakhand)

Name of the Seller : **Nand Kishore Kaushal**, S/o late Mr. Chhote Lal (Kaushal), R/o Village Nathanpur, Pargana Parwa Doon, Distt. Dehra Dun (Uttarakhand) Present residing at 81, Haridwar Road, Jogiwala, Dehra Dun

Name of the Purchaser : **Mrs. Sukanya Sachan**, W/o Mr. Ashok Kumar Sachan, R/o 97/30, Anand Vihar, Opp. LIC Divisional Office, Haridwar Road, Dharampur, Distt. Dehra Dun (Uttarakhand)

S. Sachan

S. Sachan

(भाग 9)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या

15

र्थना पत्र प्रस्तुत करने का दिनांक 18/1/13

या प्रार्थी का नाम

कार

धनराशि

रीकरण शुल्क

पिकरण शुल्क

रण या तलाश शुल्क

रनाता के अभिप्रणालोकरण

जए शुल्क

शन शुल्क

घ

क भत्ता

क का योग

ूल करने की दिनांक

ब से लेख प्रतिलिपि या तलाश प्रमाण पत्र

रने के लिए तैयार होगा

रण अधिकारी के हस्ताक्षर

० पुस्तकें (जांच)





उत्तरांचल UTTARANCHAL

135117

* 15 JAN 2007 *

-2-

SALE DEED

THIS DEED OF SALE is made on this 18th day of January 2007 by **Mr. Nand Kishore Kaushal**, S/o late Mr. Chhote Lal (Kaushal), R/o Village Nathanpur, Pargana Parwa Doon, Distt. Dehra Dun (Uttarakhand) Present residing at 81, Haridwar Road, Jogiwala, Dehra Dun (hereinafter called Seller) of the one part

....**SELLER**

IN FAVOUR OF

Mrs. Sukanya Sachan, W/o Mr. Ashok Kumar Sachan, R/o 97/30, Anand Vihar, Opp. LIC Divisional Office, Haridwar Road, Dharampur, Distt. Dehra Dun (Uttarakhand) (hereinafter called Purchaser) of the other part;

....**PURCHASER**

Provided always and it is hereby mutually agreed that the expressions Seller and the Purchaser 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.

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.



PRITHVI SINGH NEGI
(ADVOCATE)

PRITHVI SINGH NEGI
(ADVOCATE)

S. Sachan

und. Dehra



उत्तरांचल UTTARANCHAL

- 3 -

390843

X 2 JAN 2007

And whereas, the Purchaser 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. 1,76,000/- (Rupees One Lac Seventy Six Thousand Only)**, on which Purchaser has agreed to buy the same on the said price;

NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration of a sum of **Rs. 1,76,000/- (Rupees One Lac Seventy Six Thousand Only)** has been paid by the Purchaser to the Seller by Cheque No. 546220 dated 18-01-2007 drawn on S.B.I., Branch Dharampur, Dehra Dun (Uttarakhand). 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 Purchaser 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.
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 Purchaser

S. Sachan

43611

18/1/07 10:00 AM

सुक-पानचान w/o अशोक कुमार सचान
निसर धर्मपुर देहूATTACH NO. _____
VIPUL RASTOGI
STAMP VENDOR L.NO. _____
COURT COMPOUND-D.DUM

SALE (IMMOVABLE)

प्रलेख नः 665

SALE

176000.00

मालियत (स्टाम्प दिया गया)

176000.00

रजिस्ट्रेशन फीस

पेस्टिंग शुल्क

Electronic Processing Fee

कुल योग

शब्द लगभग

3520.00

10.00

160.00

3690.00

1000

श्री/श्रीमती/कुमारी सुकन्या सचान

पुत्र/पुत्री/पत्नी श्री अशोक कुमार

निवासी हरिद्वार रोड देहू

ने आज दिनांक 18/01/2007 समय 4:11:15 PM

कार्यालय उप निबन्धक सदर 1 देहरादून

में प्रस्तुत की

उपनिबन्धक सदर 1 देहरादून

इस लेखपत्र का निष्पादन उक्त

श्री सुकन्या सचान, w/o अशोक कुमार, हरिद्वार रोड देहू

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

धन मू० 176000.00 लेखानुसार

2 पूर्व/नगद मेरे समक्ष प्राप्त कर

श्री नन्दकिशोर कौशल, s/o स्व० छोटेलाल कौशल, जोगीवाला देहू

से स्वीकार किया।

पहचान श्री अशोक कुमार

पुत्र श्री गजराजसिंह

निवासी धर्मपुर देहू

श्री जे पी शुक्ला

पुत्र श्री

निवासी एडवोकेट देहू

ने की

उपनिबन्धक सदर 1 देहरादून

S. Sachan





उत्तरांचल UTARANCHAL

- 4 -

269043

15 JAN 2007
सहायक कोषाधिकारी (कैश)
कांयागार, देहरादून

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 Purchaser or the Purchaser suffers any loss on this account the Seller shall fully compensate the Purchaser upto the extent of the loss thus suffered by the Purchaser.
5. That the Seller hereafter from time to time but always at the costs and requests of the Purchaser 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 more fully assuring the title of the Purchaser 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 Purchaser.
- 7- That the Seller and Purchaser does not belong to schedule Caste or Schedule Tribe.

S. Sachan



निर्गत किया
उत्तरांचल UTTARANCHAL

- 5 -

269044

15 JAN 2007
सहायक कोषाधिकारी (कै.री)
झोंपागाँव, देहरादून

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.
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 $153 \times 1150/- = 1,75,950$ but the sale-consideration of the said property is Rs. 1,76,000/- and purchaser is "Female" hence the proper stamp duty @ 8% of Rs. 14,100/- is being paid.

SCHEDULE OF THE LAND

All that land Khata No. 1148 (1411 to 1416 Fasli), bearing Khasra No. 938, Area Measuring 139 Sq. Mtrs. and Khasra No. 939Kha, Area Measuring 14 Sq. Mtrs., Total Area Measuring 153 Sq. Mtrs., situated at Mauza Nathanpur, Pargana Parwa Doon, Distt. Dehra Dun (Uttarakhand)

Bounded and butted as under :-

- | | |
|-------|----------------------------------------------------------------------|
| North | : Property of Mr. A.K. Sachan, Side Measuring 93 Ft., |
| South | : House of Mr. S.P. Raturi and Land of Seller Side Measuring 95 Ft., |
| East | : 20 Ft. Wide Road, Side Measuring 21 Ft., |
| West | : Land of others, Side Measuring 12 Ft., |

S. Sachan



उत्तरांचल UTARANCHAL

- 6 -

269219

15 JAN 2007
सहायक कोषाधिकारी (केश)
कोषागार, देहशदून

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

Compliance of Section 32A of Registration Act 1908

Name of Seller

:- **Mr. Nand Kishore Kaushal**

Left Hand Finger's Impression :-

Angusth

Tarzani

Madhyama

Anamika

Kanisthika



Right Hand Finger's Impression :-

Angusth

Tarzani

Madhyama

Anamika

Kanisthika



Signature of Seller

S. Sachan

STOGI
No-11
DUN



उत्तरांचल UTTARANCHAL

- 7 -

B 318547

Name of Purchaser

Mrs. Sukanya Sachan

Left Hand Finger's Impression :-

Angusth

Tarzani

Madhyama

Anamika

Kanisthika



Right Hand Finger's Impression :-

Angusth

Tarzani

Madhyama

Anamika

Kanisthika



Witnesses :-

A. Sachan

Signature of Purchaser

S. Sachan

1. Mr. Ashok Kumar Sachan
S/o Mr. Gajraj Singh
R/o 97/30, Anand Vihar,
Dharampur, Dehra Dun

2. Mr. J.P. Shukla
Advocate

Drafted by : Prithvi Singh Negi Advocate Court Compound, Dehra Dun

Prithvi Singh Negi
18.10.07
PBITHVI ADVOCATE

SITE PLAN

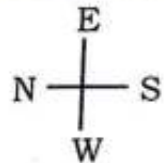
land Khata No. 1148 (1411 to 1416 Fasli), bearing Khasra No. 939Kha, Area Measuring 139 Sq. Mtrs. and Khasra No. 939Kha, Area Measuring 14 Sq. Mtrs., Total Area Measuring 153 Sq. Mtrs., situated at Mauza Nathanpur, Pargana Parwa Doon, Distt. Dehra Dun (Uttarakhand)

Seller : Mr. Nand Kishore Kaushal

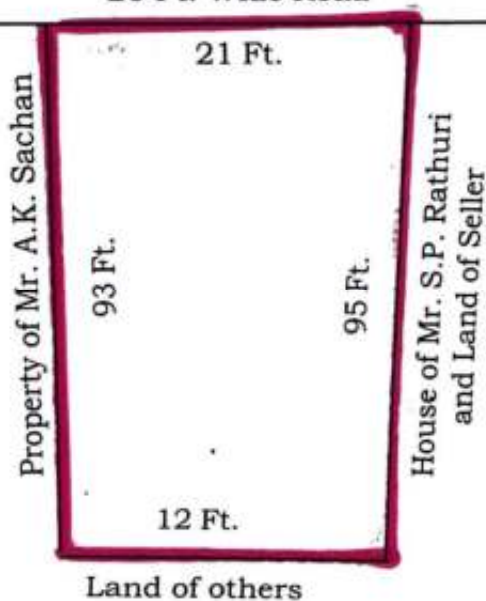
Purchaser : Mrs. Sukanya Sachan

Sold Area delineated with Red Lines

Not to Scale



20 Ft. Wide Road



(Seller)

S. Sachan
(Purchaser)