

1418/2007
SALE DEED

Consideration : Rs. 2,50,000/-
Market Value : Rs. 8,27,200/-
Stamp Duty at 8% : Rs. 66,240/-
Avas Vikas Duty : Included
Total Stamp Duty : Rs. 66,240/-
Circle Rate & Serial No. : Rs. 1100/- per sq.mtrs. Circle rate for the land area as per guidelines of the District Collector/ Administration, Dehradun.
Main Location : The said property is situated more than 50 metres away from the Barlowganj-Jharipani Road, Mussoorie.
Schedule of the Property : **ALL THAT PROPERTY**, admeasuring 752 sq.mtrs. forming part of the land owned by the Seller, situated in Bhatta, P.O. Barlowganj, Mussoorie, Distt. Dehradun, Uttarakhand.
Name of Seller : **Shri Rajendra Singh**, s/o. Late Shri Madan Singh, r/o. Bhatta, P.O. Barlowganj, Mussoorie, Distt. Dehradun, Uttarakhand
PAN No. of Seller : **Declaration in Form-60**
Name of the Purchaser : Smt. Beena Bhandari, w/o. Shri Mahavir Singh Bhandari, r/o., Bhatta Toll Chowki, Mussoorie, Distt. Dehradun, Uttarakhand
PAN No. of Purchaser : **Declaration in Form-60**
Drafted by : **R.S. Panwar (Advocate), Mussoorie**



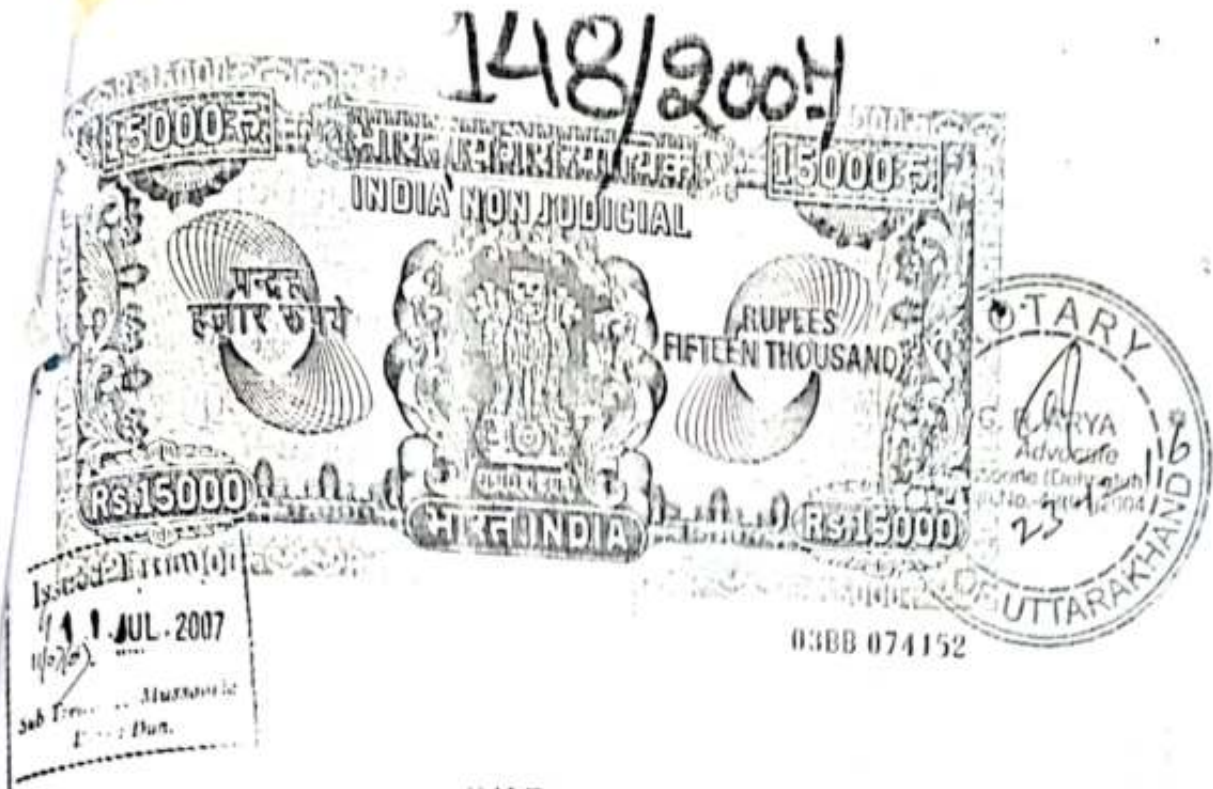
Beena
(SELLER)

Smt Beena
(PURCHASER)

Photo Copy Attested

Chaitanya
23.7.2016
G. R. ARYA
Advocate & NOTARY
Mussoorie (Dehradun)
Regn. No. 43701/2004

Beena



SALE DEED

THIS DEED OF SALE IS MADE THIS the 11th day of July, 2007 (Two Thousand and Seven) at Mussoorie

BETWEEN

Shri Rajendra Singh, s/o. Late Shri Madan Singh, r/o. Bhatta, P.O. Barlowganj, Mussoorie, Distt. Dehradun, Uttarakhand (hereinafter called the 'SELLER') of the ONE PART;

AND

Smt. Beena Bhandari, w/o. Shri Mahavir Singh Bhandari, r/o. Bhatta Toll Chowki, Mussoorie, Distt. Dehradun, Uttarakhand (hereinafter called the 'PURCHASER') of the OTHER PART;

PROVIDED ALWAYS AND IT IS AGREED AND UNDERSTOOD THAT THE expressions 'Seller' and 'Purchaser' shall mean and include their respective heirs, legal representatives, administrators, executors, assigns and nominees etc. unless repugnant to the context hereunder;

Shri

Smt Beena



Beena



Seller and situated in Bhatta, P.O. Barlowganj, Mussoorie, Distt. Dehradun, Uttarakhand, the Seller hereby conveys, transfers and assigns by way of absolute sale **UNTO** the Purchaser to **HAVE AND TO HOLD** all that said property, with all the rights, privileges, appurtenances, structures, right in sewerage, drainage, right of ways, paths, passages, common areas, advantages and interests whatsoever attached or belonging otherwise thereto or annexed therewith, to be part thereof and all the rights, title, interests, claims, demands whatsoever of the Seller, unto the Purchaser, absolutely and forever.

THE SELLER FURTHER COVENANTS WITH THE PURCHASER AS UNDER: -

1. That the Seller has withdrawn his possession from the said Property under sale and has placed the said Property in actual physical vacant possession of the Purchaser today which they both, hereby acknowledge. The Seller or any person or persons claiming through him, hereafter, shall not claim any right, title or interest to any part or portion of the land hereby sold to the Purchaser;
2. That the said property is situated in village Bhatta, P.O. Barlowganj within the Municipality of Mussoorie, District Dehradun, Uttarakhand and the Purchaser shall be liable to pay all, taxes etc. in accordance with the rules and procedures laid down by the Authorities Concerned. However, it is hereby made clear that the liability to pay the proportionate

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Smt Deena



taxes and all kinds of dues in respect of the said Property, if any, up to the date of this deed shall be that of the Seller and, thereafter, shall be borne and liable to be paid by the Purchaser;

3. That the Purchaser shall be at liberty to apply for sanction and permission to make improvements, repairs and renovations to the Authorities Concerned and apply for water & electricity connections in her name, as may be deemed fit by in the circumstances of the case, in respect of the said property under sale;
4. That the Seller shall at the cost of the Purchaser or any person claiming through her, do all acts, deeds and things in order to fully assure the said property unto the Purchaser, at all reasonable times;

[Signature]

Smt Beena



उत्तरांचल UTTARANCHAL

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5. That the Seller does hereby give assurance and declare that he has a good marketable title, power and authority to sell the said property/Plot and the same is free from all encumbrances, liens, charges, demands, attachments, court injunctions, etc. If for any defect in the title of the Seller or his power to sell the said property, the said property or any part of the same is lost to the Purchaser and she suffers any loss on this account, the Seller shall indemnify the Purchaser fully for the same;
6. That the said property shall be quietly entered into and upon and used and its usufruct enjoyed in any manner by the Purchaser without any interference from any person claiming through the Seller, or from any other person/s whatsoever;
7. That neither the Seller, nor the Purchaser belong to the Scheduled Caste category;

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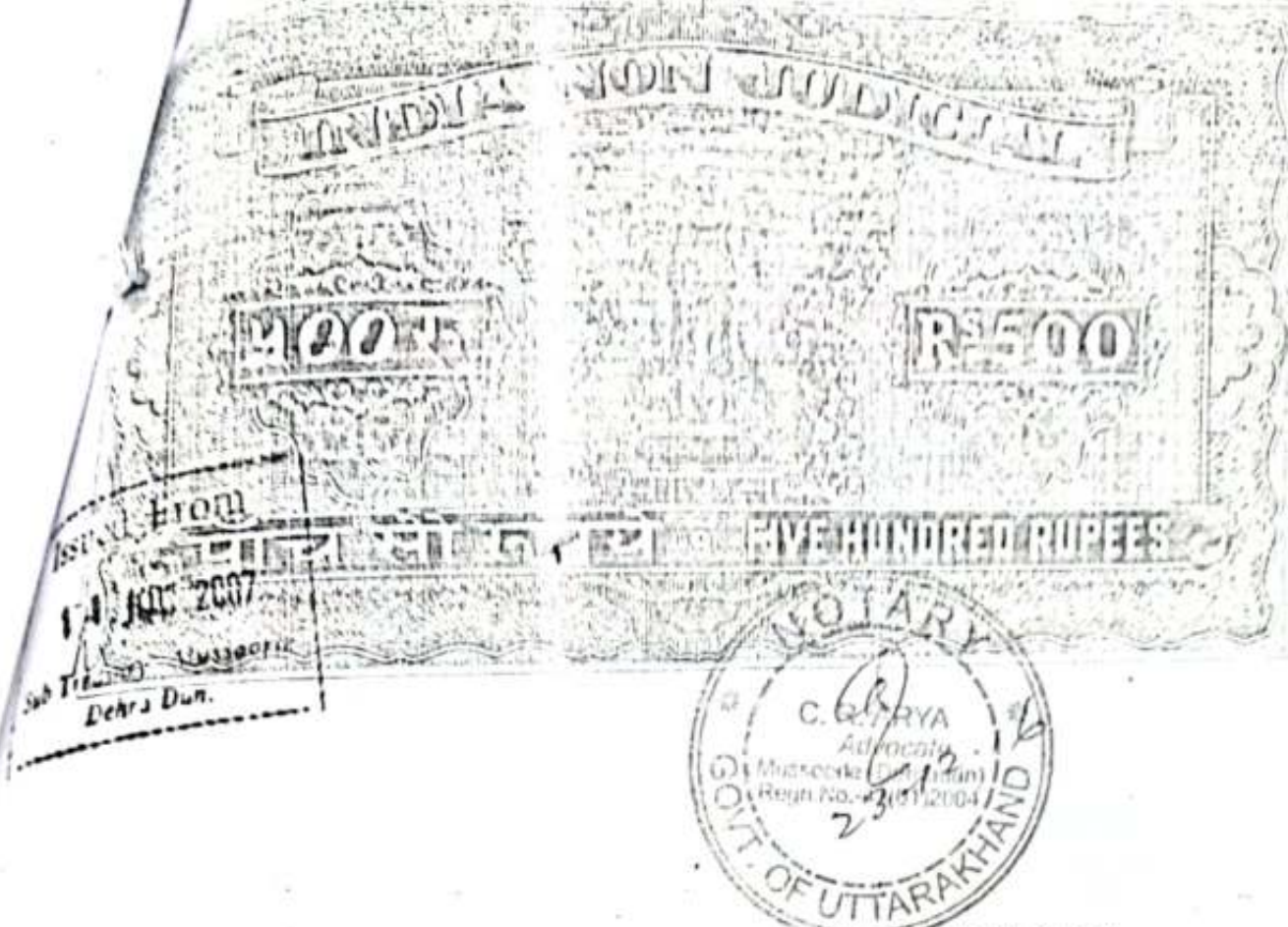
5 III 2007
उत्तरांचल UTTARANCHAL
देहरादून (उत्तरांचल)
xx 2007-2008 ++



8. That the said plot of land falls under the Municipality of Mussoorie and the Purchaser shall be entitled to get her name mutated in the records of the Nagar Palika Parishad Mussoorie;
9. That the property is situated more than 50 meters away from main Barlowganj-Jharipani Road. The Stamp Duty is being paid on the amount of Market Value of the said property, in accordance with the Circle Rate of Land as laid down by the District Collector, Dehradun for the said area, as follows: for total area of land @ Rs.1100 x 752 sq.mtrs or 1 Bigha of land = Rs.8,27,200/-. (Rounded Off to Rs.8,28,000/-) Accordingly, Stamp Duty of Rs.66,240/- at the rate of 8% is being paid, on the higher Market Value amount of Rs. 8,28,000/-, which is just and proper, regarding land situated within the Municipal Limits of Mussoorie;
10. That all the expenses regarding the Registration, Stamp Duty etc. pertaining to the Sale Deed are being paid and borne by the Purchaser.

Smt. Beena

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SCHEDULE OF THE PROPERTY UNDER SALE

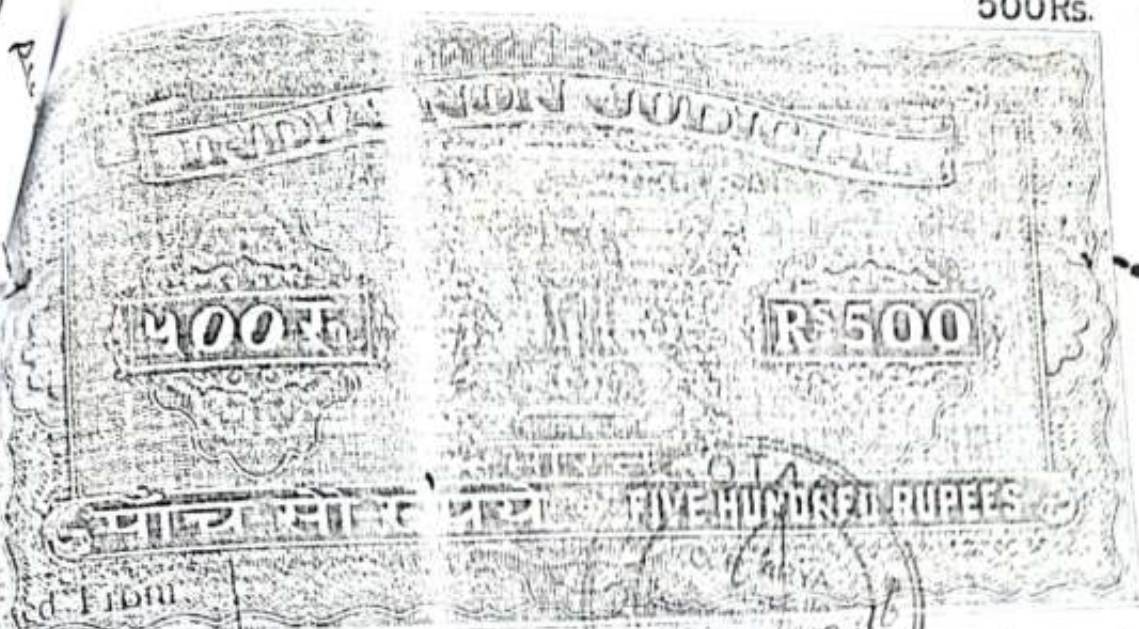
ALL THAT PROPERTY, admeasuring 752 sq.mtrs. forming part of the land owned by the Seller, situated in Bhatta, P.O. Barlowganj, Mussoorie, Distt. Dehradun, Uttarakhand, delineated and demarcated in red riband in the site plan annexed hereto, surrounding the Plot ^{containing} held by Shri Mahavir Singh Bhandari, s/o. Late Shri Sobat Singh Bhandari, resident of Bhatta Toll Chowki, Mussoorie, with all rights of ways/passages, privileges and facilities already mentioned in the body of this deed, bounded and butted as under: -

NORTH:	By land of Others;
SOUTH:	By land of Others;
EAST:	By Bhatta Village bridle path;
WEST:	By land of others and motor road thereafter;

Smt Beena

Smt Beena

500Rs.



JUL 2007

IN WITNESS WHEREOF both the Seller and the Purchaser have signed and executed this Deed in the presence of the witnesses mentioned herein below, on the day, month and year first mentioned hereinabove;

Smt. Beena
(PURCHASER)

(SELLER)

(Finger Prints of the Sellers & Purchaser under the provisions of Section 32-A of the Indian Registration Act, 1908):

Name & Address of the SELLER:-
Shri Rajendra Singh, son of Late Shri Madan Singh,
r/o. Bhatta, P.O. Barlowganj, Mussoorie,
Distt. Dehradun, Uttarakhand

LEFT HAND:

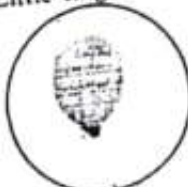
Little-finger

Ring-finger

Middle-finger

Index Finger

Left-Thumb



Smt. Beena

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



उत्तरांचल UTTARANCHAL

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RIGHT HAND:

Right Thumb

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Middle-finger

Ring Finger

Little-finger



(SELLER)

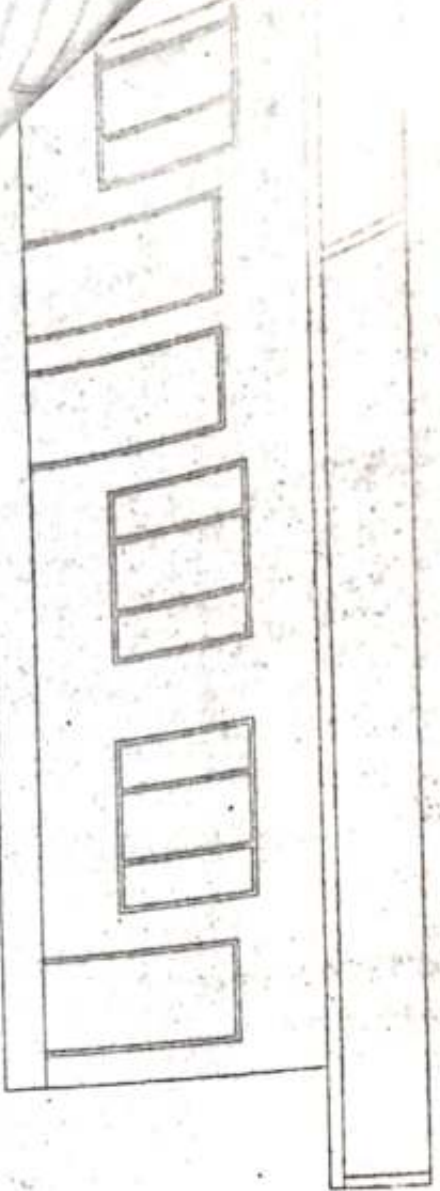
Name & Address of the Purchaser:-

Smt. Beena Bhandari, w/o. Shri Mahavir Singh Bhandari
r/o., Bhatta Toll Chowki,
Mussoorie, Distt. Dehradun, Uttarakhand:

Smt Beena

OFFICE USE ONLY

FRONT ELEVATION



PL
GL

ST-0

BHATTA

VILLAGE

ROAD

TO BHATTA
TEMPLE

15.54
PROPOSED
AREA

1.20

LAND OF
OTHER'S

NAME AND SITE ADDRESS

PROPOSED BUILDING PLAN OF

SMT. BEENA BHANDARI
W/O SH. M.S. BHANDARI, BHATTA
VILLAGE KHEWAT NO. 65 KHSRA
NO. 3190, BHATTA MUSSOORIE,
DISTT: DEHRADUN

PROPOSED WORK

☐

AREA STATEMENT

TOTAL LAND AREA	= 752.0 SQ.MT.
PROPOSED COVERED AREA/GF	= 113.75 SQ.MT.
F.A.R	= 0.15
PLOT COVERAGE	= 15.12 %