

वही नं०:1 ले०सं०: 544

(भाग-1)

क्रम संख्या :25 / 60

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)  
25-Mar-2017

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्रार्थी का नाम

नीरज पुरिल

लेख का प्रकार

Sale (Immovable)

Sale (Residential Plot)

Transvalue:2,900,000.00 / Mvalue:2,127,531.00 / Advance:2,900,000.00

प्रतिफल की धनराशि

1 रजिस्ट्रीकरण शुल्क

25,000.00

2 प्रतिलिपिकरण शुल्क

10.00

3 इलेक्ट्रॉनिक शुल्क

320.00

4 निरीक्षण या तलाश शुल्क

0.00

5 मुस्तारनामा के अभिप्राणीकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

0.00

9 यात्रिक भत्ता

0.00

10 कम रजिस्ट्रीकरण शुल्क

0.00

11 योग

25,330.00

शुल्क वसूल करने का दिनांक

25-Mar-2017

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 25-Mar-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, द्वितीय

SUB REGISTRAR-  
DEHRADUN

वही नं०:1 ले०सं०: 544

(भाग-2)

क्रम संख्या :25 / 60

(भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला)

(अधिनियम 16,1908 की धारा 52 के अधीन रसीद)

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण-पत्र के लिए प्रार्थी का नाम

नीरज पुरिल

निष्पादक का नाम नीरज पुरिल

लेख का प्रकार

Sale (Immovable)

Sale (Residential Plot)

प्रतिफल की धनराशि

Transvalue:2,900,000.00 / Mvalue:2,127,531.00 / Advance:2,900,000.00

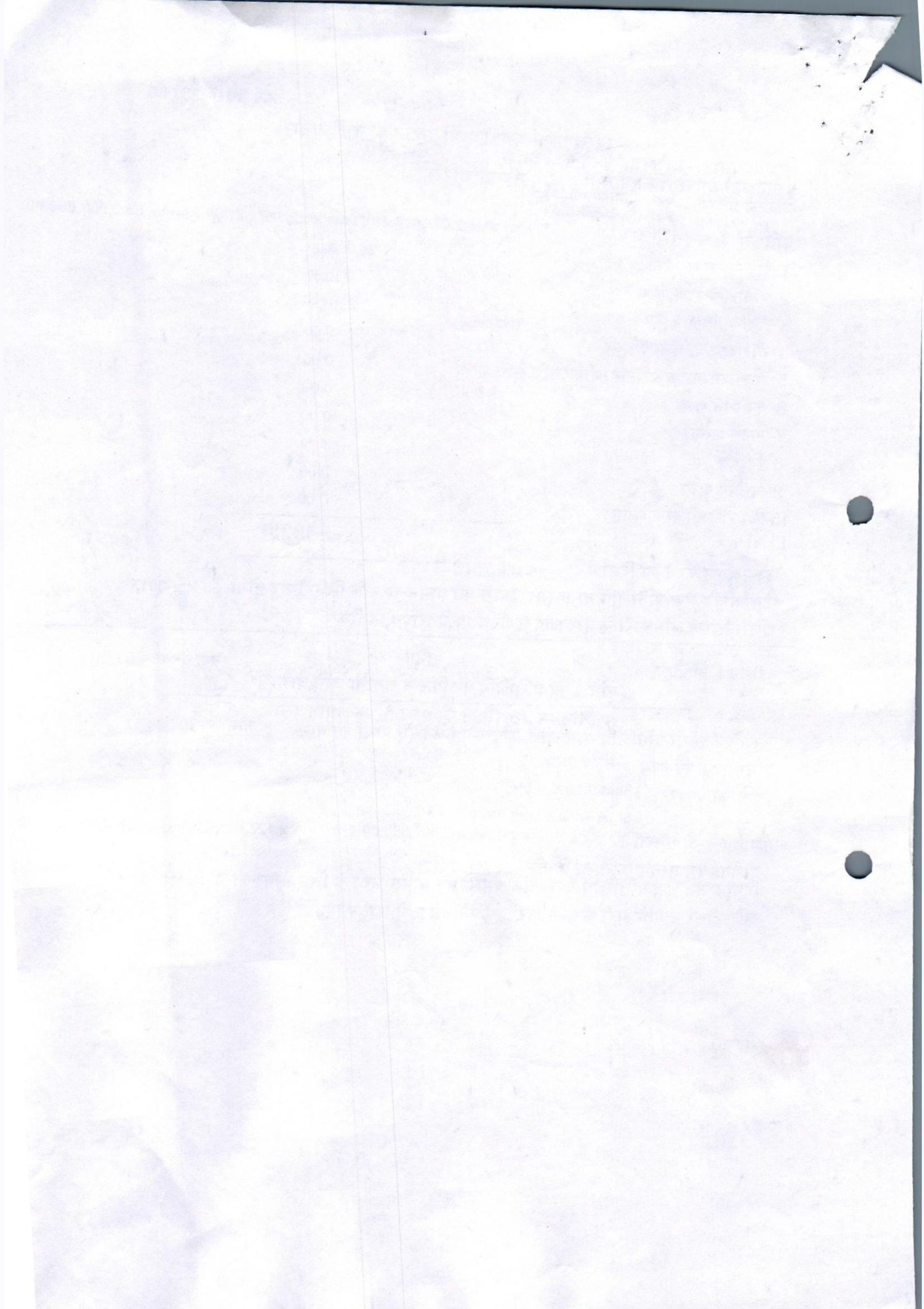
प्रार्थना-पत्र प्रस्तुत करने का दिनांक 25-Mar-2017

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 25-Mar-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, द्वितीय

SUB REGISTRAR-  
DEHRADUN







Sale Deed

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544  
2017

1.	Consideration	:-	Rs. 29,00,000/-
2.	Market Value as per Circle Rate	:-	Rs. 21,27,531/-
3.	Stamp Duty applicable	:-	Rs. 1,45,000/-
4.	Avas Vikas Duty	:-	Included,
5.	Total Stamp Duty Paid	:-	Rs. 1,45,000/-
6.	No. of Stamp Sheets	:-	One E Stamp Certificate No:- IN-UK15834416780811P Certificate Issue Date:- 24-March-2017
7.	Main Locality	:-	Situated in Village Malsi Pargana Pachwadun Distt. Dehradun.
8.	Distance from Main Road	:-	Located between 50 Mtrs to 350 Mtrs away from Main New Mussoorie Diversion Road, Dehradun.
9.	Description of Property	:-	All that open plot of Residential Land without any constructions thereupon forming part of Khata No. 2 (Fasli Year 1422-1427) bearing Khasra No. 188 Kha having land area measuring 107 Sq. Mtrs or 128 Sq. Yards bounded and butted with Boundary Wall and Gate measuring 46.720 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun.
10.	Circle Rate	:-	Base Rate Rs. 18,500/- Per Sq. Mtrs for open plot of Residential Land Rs. 1000/- Per Running Mtr for Boundary Wall Plus 5% (Five Percent) loading for property located on 20Ft. or 6.10 Mtr wide Colony Road.
11.	Name and Address of Seller	:-	MR. KESHAV SOIN S/o Mr. Kewal Krishan Soin R/o 212 Rajpur Road Dehradun.
12.	Name and Address of Purchaser	:-	MR. NEERAJ PURIL S/o Mr. Kunwar Pal R/o A-16, Shri Ram Apartment, Dwarka, Plot No. 33, Sector-4 New Delhi.
13.	PAN of Seller	:-	ELZPS5920M
14.	PAN of Purchaser	:-	ALKPP8631P
15.	Drafted By	:-	Parties








# Online Public Data Entry Summary



UKPDE2017045106022

DISTRICT NAME देहरादून SRO देहरादून

25-Mar-2017

8:52:00AM

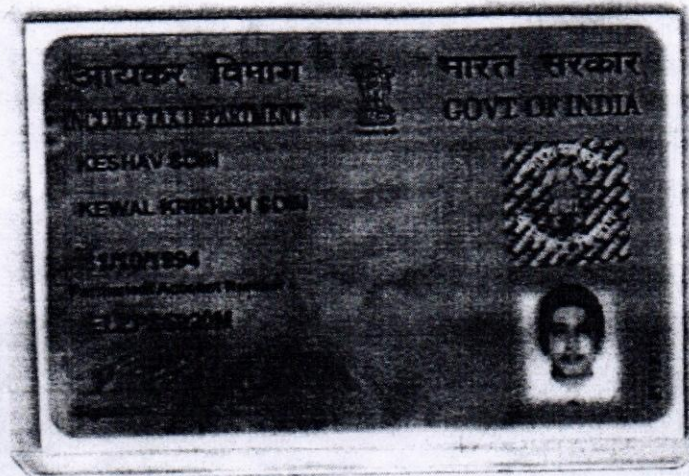
Deed/Article Type :Sale (Immovable)  
Sub-Deed/Sub-Article :Sale(Residential Plot)  
Village/Location :आयबर्जन रोड पर मसुरी बाईपास से मालती डीवर पार्क तक (पेथी E)  
Area :107.0000 वर्ग मीटर  
Transaction Value :2,900,000.00 Market Value :2,127,531.00 Regn Fees :25,000.00 Stamp Duty :145,000.00  
Advance :2,900,000.00 Lease Period :0.00 Avg. Rent :0.00 Construction Value :0.00  
Khasra :168 Kha Khatoni : Khewat : House/Fiat :  
Land Value :1,979,500.00 Page :32 Words :1.000 Deed Writer :  
/Advocate Name :Parties

क्र.सं	निर्माण का प्रकार	विवरण
<b>व्यवसायिक निर्माण का विवरण</b>		
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार निर्माण व्यय प्राप्त वर्ष रकम
<b>आवासीय निर्माण का विवरण</b>		
क्र.सं	भुगतान की विधि	व्यय प्रति संदर्भ क्रमांक
1	Cash	25,000.00 0
<b>स्टाम्प शुल्क का विवरण</b>		
क्र.सं	भुगतान की विधि	व्यय प्रति संदर्भ क्रमांक जारी दिनांक स्टॉप बिकेटा आईडी
1	e-Stamp	145,000.00 IN-UK15834416780811P 24-Mar-2017 Shail Estamoina
<b>पक्षकारों का विवरण</b>		
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर व्यवसाय पैन नं मोबाइल नं पक्षकार पत्र संख्या
बिक्रेता / प्रथम पक्ष	श्री के.एच. सोईन पुत्र श्री के.एल. कुल्लु सोईन निवासी २६२ राजपुर रोड देहरादून	OTHERS ELZPS5920 M PAN CARD : ELZPS5920M
क्रया / द्वितीय पक्ष	श्री नीरज पुरिल पुत्र श्री कुंवर पल निवासी ए १६ श्री राम अपार्टमेंट द्वारका प्लॉट संख्या २३ सेक्टर ४ नई दिल्ली	OTHERS ALKPP8631 P PAN CARD : ALKPP8631P
गवाह	श्री सुदेश पाल पांडे पुत्र श्री जे.एन. पांडे निवासी २४/१ ब्रिजव कॉलोनी देहरादून	OTHERS AMKPP7679Q PAN CARD : AMKPP7679Q
गवाह	श्री तेज बहल पुत्र श्री आर.के. बहल निवासी १५/८/८८ कोबर कॉलोनी देहरादून	OTHERS VOTER ID : RLA0528828



IDS OF SELLER AND PURCHASER

544  
2017



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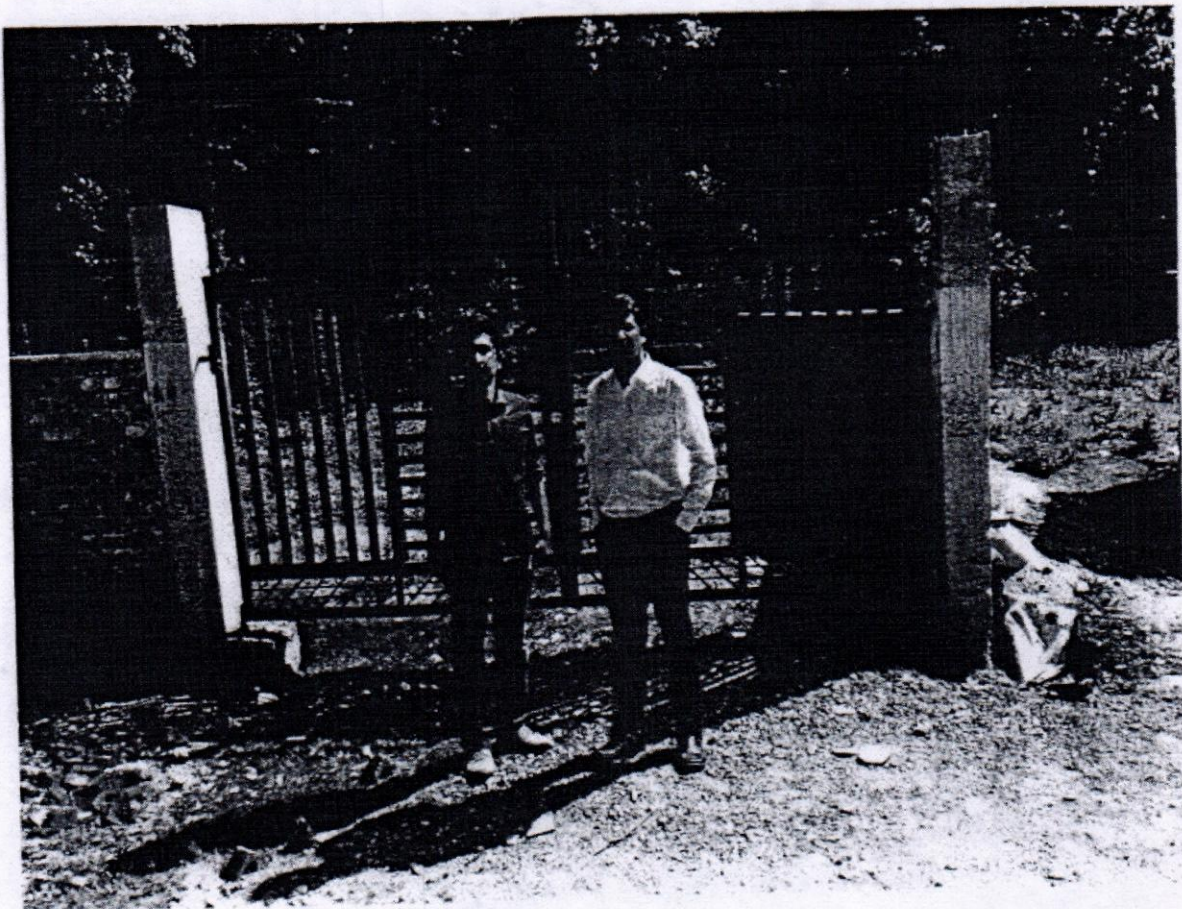
544/2017

**PHOTOGRAPH**

Site Photograph of All that open plot of Residential Land without any constructions thereupon forming part of Khata No. 2 (Fasli 1422-1427) bearing Khasra No. 188 Kha having land area measuring 107 Sq. Mtrs or 128 Sq. Yards bounded and butted with Boundary Wall and Gate measuring 46.720 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun.

**SELLER: MR. KESHAV SOIN**

**PURCHASER: MR. NEERAJ PURIL**



*K. Soin*  
**SELLER**

*D.*  
**PURCHASER**



544/2017

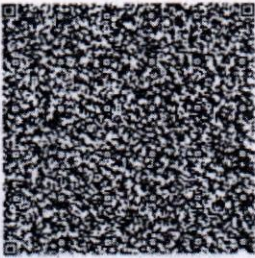


सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttarakhand**

**e-Stamp**

Certificate No.	: IN-UK15834416780811P
Certificate Issued Date	: 24-Mar-2017 05:22 PM
Account Reference	: NONACC (SV)/ uk1215804/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK121580431652828573029P
Purchased by	: KESHAV SOIN
Description of Document	: Article 23 Conveyance
Property Description	: MAUZA MALSI, PARGANA PACHWADUN, DEHRADUN
Consideration Price (Rs.)	: 29,00,000 (Twenty Nine Lakh only)
First Party	: KESHAV SOIN
Second Party	: NEERAJ PURIL
Stamp Duty Paid By	: KESHAV SOIN
Stamp Duty Amount(Rs.)	: 1,45,000 (One Lakh Forty Five Thousand only)



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0006026630

**Statutory Alert:**

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



544/2017

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**Sale Deed**

**THIS DEED OF SALE** is made on this 25<sup>th</sup> day of March 2017 at Dehradun by

**MR. KESHAV SOIN (Pan No. ELZPS5920M)** S/o Mr. Kewal Krishan Soin R/o 212 Rajpur Road Dehradun.

(Hereinafter called "**Seller**") of the One Part;

----- **SELLER**

**IN FAVOUR OF**

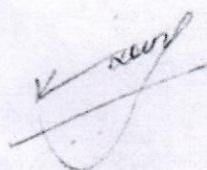
**MR. NEERAJ PURIL (Pan No. ALKPP8631P)** S/o Mr. Kunwar Pal R/o A-16, Shri Ram Apartment, Dwarka, Plot No. 33, Sector-4 New Delhi.

(Hereinafter called the "**Purchaser**") of the other part.

----- **PURCHASER**

**PROVIDED ALWAYS** and it is hereby agreed that the terms "**SELLER**" and "**PURCHASER**" wherever used hereinafter unless repugnant to the context shall always include their respective heirs, successors, administrators, legal representatives, etc.

**AND WHEREAS** the Seller **Mr. Keshav Soin** became the absolute owner of all that open plot of land measuring 0.4800 Hect or 4800 Sq. Mtrs bearing Khasra No. 188 Gha area measuring 4047 Sq. Mtrs and **Khasra No. 188 Kha area measuring 753 Sq. Mtrs** situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun without any constructions thereupon having purchased from **M/s Sheiba Eye Care Pvt. Ltd.** through its Director **Sh. Sanjay Soin** vide Sale Deed dated 7<sup>th</sup> September 2013 which is duly registered in the office of Sub Registrar Dehradun at Book No. 1 Vol No. 384 at Pages 81 to 116 as Document No. 1563 registered on 9<sup>th</sup> September 2013 and the Name of the Seller **Mr. Keshav Soin** is duly mutated in the Revenue Records as absolute owner of the said Property.

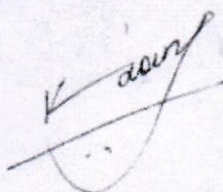






AND WHEREAS M/s Uttaranchal Estates Pvt. Ltd. through its Director Sh. Harsh Vardhan Agrawal along with M/s Sheiba Eye Care Pvt. Ltd. through its Director Sh. Sanjay Soin had purchased all that land Measuring 0.4883 Hect. or 4883 Sq. Mtrs or 1.21 Acres Bearing Khasra No. 188 Gha Area Measuring 4130 Sq. Mtrs or 0.4130 Hect. and Khasra No. 188 Kha Area Measuring 753 Sq. Mtrs or 0.0753 Hect. Situated in Village Malsi, Pargana Pachwadun Distt. Dehradun without any constructions thereupon having Purchased from Sh. Om Prakash Arora S/o Late Sh. Devi Dayal Arora R/o 115 A, Old Gupta Colony Near Vijaya Nagar, Delhi-11009 India vide Sale Deed Dated 07.10.2005 which is Duly Registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 1440 at Page 430 Additional File Book No. 1 Vol No. 1522 Pages 833 to 848 as Document No. 6498 Registered on 10.10.2005.

AND WHEREAS Since the Land was purchased by Both the Companies Jointly vide Sale Deed Dated 07.10.2005 as mentioned above, the Areas of Ownership of Land was not Specified Separately hence a Partition Deed was Executed Between Both the Companies to ascertain the Area of Land owned by them on 30<sup>th</sup> July 2012 which is duly registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 236 at Pages 139 to 158 as Document No. 1232 Registered on 30<sup>th</sup> July 2012 and as a Result of Partition M/s Sheiba Eye Care Pvt. Ltd. became the Exclusive Owner in Possession of All that Land Measuring 0.4800 Hect or 4800 Sq. Mtrs which consists of Khasra No. 188 Kha Area measuring 0.0753 Hect. or 753 Sq. Mtrs and Khasra No. 188 Gha Area Measuring 0.4047 Hect. or 4047 Sq. Mtrs Situated in Village Malsi, Pargana Pachwadun Distt. Dehradun and M/s Uttaranchal Estates Pvt. Ltd. became the absolute owner of all that Land measuring 0.0083 Hect or 83 Sq. Mtrs Part of Khasra No. 188 Gha Situated in Village Malsi, Pargana Pachwadun Distt. Dehradun.







**AND WHEREAS Sh. Om Prakash Arora** S/o Late Sh. Devi Dayal Arora R/o 115 A, Old Gupta Colony Near Vijaya Nagar, Delhi had purchased all that plot of land area measuring 753 Sq. Mtrs bearing **Khasra No. 188 Kha** situated in Village Malsi Central Doon Distt. Dehradun having purchased from **M/s K.K. Soin & Sons (HUF)** through its karta Mr. K. K. Soin S/o Late Sh. H.L.Soin R/o 212 Rajpur Road Dehradun vide Sale Deed dated 5<sup>th</sup> February 2003 which is duly registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 963 at Page 312 Addi File Book No. 1 Vol No. 1276 at Pages 261 to 272 as Document No. 666 Registered on 05<sup>th</sup> February 2003.

**AND WHEREAS M/s K.K. Soin & Sons (HUF)** through its karta Mr. K.K.Soin S/o Late Sh. H.L.Soin R/o 212 Rajpur Road Dehradun had purchased all that plot of land area measuring 753 Sq. Mtrs bearing Khasra No. 188 Kha situated in Village Malsi Central Doon Distt. Dehradun having purchased from **1) Sh. Attar Singh 2) Sh. Fateh Singh 3) Sh. Bau Singh alias Sh. Rai Singh** all S/o Sh. Amar Singh **4) Sh. Digamber Singh 5) Sh. Suresh Singh 6) Sh. Pramod Singh 7) Sh. Vinod Singh** all S/o Late Sh. Shamsher Singh All R/o Village Malsi Dehradun through their Attorney **Sh. Darya Singh** (duly appointed vide POA dated 01.01.1990 which is duly registered in the Office of Sub Registrar Dehradun at Book No. 4 Vol No. 477 at Page 100 Addi File Book No. 4 Vol No. 511 at pages 245 to 252 as Document No. 12 Registered on 06.01.1990) vide Sale Deed dated 25<sup>th</sup> November 1998 and the said Sale Deed is duly registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 5 at Page 353 Addi file Book No. 1 Vol No. 585 at Pages 25 to 50 as Document No. 3796 Registered on 13<sup>th</sup> September 1999.

**AND WHEREAS** The Name of the Seller **Mr. Keshav Soin** is duly mutated in the Revenue Records as absolute owner of the said land at Khata No. 2 Fasli Year 1422 to 1427 in Village Malsi Pargana Pachwadun District Dehradun.





**AND WHEREAS** by and between the parties the Seller has agreed to Sell to the Purchaser and the Purchaser has agreed to purchase All that open plot of Residential Land without any constructions thereupon forming part of Khata No. 2 (Fasli Year 1422-1427) bearing Khasra No. 188 Kha having land area measuring 107 Sq. Mtrs or 128 Sq. Yards bounded and butted with Boundary Wall and Gate measuring 46.720 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun which is more fully described in "SCHEDULE OF PROPERTY" at the foot of this Sale Deed for a total sale consideration of **Rs. 29,00,000/- (Rupees Twenty Nine Lacs Only)**. The Cost of Stamp Paper and Registration expenses have been borne by the **SELLER** as mutually agreed between the Parties.

**AND WHEREAS** it has been desired between the **SELLER** and the **PURCHASER** that the terms and conditions may be induced in writing in shape of a Sale Deed.

**NOW THIS DEED WITNESSTH AS UNDER :-**

That in pursuance of the said oral agreement and in consideration of a sum of **Rs. 29,00,000/- (Rupees Twenty Nine Lacs Only)**, the Seller **MR. KESHAV SOIN** S/o Sh. K.K.Soin R/o 212 Rajpur Road Dehradun has received the entire Sale Consideration amounting to **Rs. 29,00,000/- (Rupees Twenty Nine Lacs Only)** from the Purchaser **MR. NEERAJ PURIL** S/o Mr. Kunwar Pal R/o A-16, Shri Ram Apartment, Dwarka, Plot No. 33, Sector-4 New Delhi as Full and Final Sale Consideration and in complete performance of the Sale Deed in the following manner:-

- a. **Rs. 1,00,000/- (Rupees One Lac Only)** vide Cheque bearing Cheque No. 221308 dated 25<sup>th</sup> December 2016 drawn on Karnataka Bank Ltd., Overseas Branch New Delhi.
- b. **Rs. 28,00,000/- (Rupees Twenty Eight Lacs Only)** vide Bankers Demand Draft bearing DD No. 018486 dated 24/03/2017 drawn on Karnataka Bank Ltd., Overseas Branch New Delhi which is obtained from the Loan Account of the Purchaser from Karnataka Bank Ltd., Overseas Branch New Delhi.



And the Receipt of which the Seller hereby acknowledges the receipt of entire sale consideration as Full and Final payment towards the entire sale consideration amounting to **Rs. 29,00,000/- (Rupees Twenty Nine Lacs Only)** in complete performance of the Sale Consideration and on receipt of the same the Seller has conveyed, sold, assigned and transferred all that property more fully described and mentioned in the schedule at the foot of this Sale Deed and every part thereof unto and to the use of the Purchaser absolutely and forever along with 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.

**1. THE SELLER HEREBY COVENANTS WITH THE PURCHASER AS UNDER:-**

- a. That the said property is not a subject matter of any legal proceedings or litigation and is free from all kinds of liens, charges and encumbrances and is not subject to any kind of mortgage equitable or otherwise.
- b. That the Physical Vacant Possession of the Property has been delivered by the Seller to the Purchaser today at the time of executing the present Sale Deed.

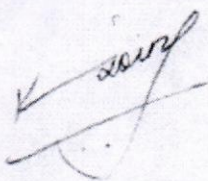
The Property is being sold above fair market value at a Sale Consideration of **Rs. 29,00,000/- (Rupees Twenty Nine Lacs Only)**. The Property being sold is a Residential open plot of land located more than **50 Meters away and less than 350 Mtrs away from Main New Mussoorie Diversion Road** and is situated in **Village Malsi Pargana Pachwadun Distt. Dehradun**. The Base Rate for the land fixed by the Collector is **Rs. 18,500/- per Sq. Mtrs**. The Valuation of land area measuring 107 Sq. Mtrs @ Rs. 18,500/- per Sq. Mtrs works out to **Rs. 19,79,500/-**. The land is bounded and butted with Boundary Wall and Gate measuring 46.72 Running Mtr. Valuation of Boundary Wall measuring 46.72 Running Mtr works out to **Rs. 46,720/-**. Total valuation of Property works out to **Rs. 20,26,220/-**. The said Property is located on **20 Ft. or 6.1 Mtr wide Colony Road** hence **5% (Five Percent) extra (loading)** on valuation of property which works out to **Rs. 21,27,531/-**.





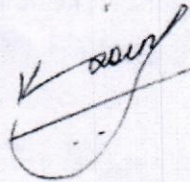
Stamp Duty on total sale consideration of Rs. 29,00,000/- is being paid @ 5% (Five Percent) which works out to Rs. 1,45,000/- which has been paid by the **SELLER** vide E Stamp bearing Certificate No. IN-UK15834416780811P Certificate Issue Date: 24-March-2017 as mutually decided between the Seller and Purchaser, which is the appropriate Stamp duty and is being paid while executing the instant Sale Deed as per law.

- (1) That the Purchaser shall hereby after at all the times be fully entitled to enjoy the property in any manner he may like without any hindrance, interruption, claim or demand from the Seller or any person claiming under through or in trust for the Seller, and the Seller will at all times hereafter upon the request and cost of the Purchaser, execute or cause to be done executed all such acts, deeds, matter or things whatsoever, as are possessed by the Seller for the better and more perfectly assuring the title of the said property and every part thereon unto the Purchaser in the manner aforesaid, as shall and may reasonably be required;
- (2) That after the Sale Deed is executed if on account of any defect in the Title of the Seller over the said property or on account of any undisclosed facts, the said property or any part thereof goes out of the hands of the Purchaser; the Seller shall fully indemnify the Purchaser to the extent of the loss suffered by the Purchaser.
- (3) That the Seller hereafter from time to time but always at the costs and request of the Purchaser shall do and execute all further acts, deeds and things which are necessary and may be lawfully required for assuring the title of the Purchaser over the same.





- (4) That the Property hereby sold is situated outside the Limits of Nagar Nigam Dehradun. The Purchaser Mr. Neeraj Puril is purchasing land less than 250 Sq. Mtrs (outside municipal limits of Nagar Nigam Dehradun) in Village Malsi, Pargana Pachwadun, District Dehradun which is permissible as per law hence the sale is not hit by any of the provisions of Uttaranchal/Uttarakhand (The U.P. Zamindari Abolition and Land Reforms Act, 1950) (Adaptation and Modification Order 2001) (Amendment Act 2003) (Uttaranchal/Uttarakhand Act No. 29 of 2003 and Act No. 12 of 2006) and Uttarakhand Ordinance 1 of 2007.
- (5) The Purchaser will also have the right to get his name duly mutated in the Revenue Records/ Govt. Records at his own Cost.
- (6) That the Seller and Purchaser do not belong to SC/ST.
- (7) That the Seller are liable to pay/clear all the dues/taxes etc. if any pending over the said property till the date of execution of Sale Deed and thereafter the same shall be the liability of the Purchaser.





**SCHEDULE OF THE PROPERTY**

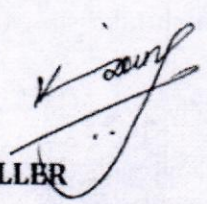
All that open plot of Residential Land without any constructions thereupon forming part of Khata No. 2 (Fasli Year 1422-1427) bearing Khasra No. 188 Kha having land area measuring 107 Sq. Mtrs or 128 Sq. Yards bounded and butted with Boundary Wall and Gate measuring 46.720 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun bounded and butted as under alienated with Red lines marked as **A B C D and A.**

**EAST:-** Low Land of Others side Measuring 21 Ft.

**WEST:-** 20 Ft. wide Colony Road side measuring 20 Ft.

**NORTH:-** Balance Land of Seller Mr. Keshav Soin side measuring 50 Ft. 6 Inches.

**SOUTH:-** Land of Mr. Sunil Kumar & Others side measuring 61 Ft. 9 Inches.



**SELLER**

**MR. KESHAV SOIN**

S/o Mr. Kewal Krishan Soin

R/o 212 Rajpur Road

Dehradun.



**PURCHASER**

**MR. NEERAJ PURIL**

S/o Mr. Kunwar Pal

R/o A-16, Shri Ram Apartment,

Dwarka, Plot No. 33, Sector-4 New Delhi.



**In Compliance of Section 32A of the Registration Act 1908**

Name of the Seller:- MR. KESHAV SOIN S/o Mr. Kewal Krishan Soin R/o 212 Rajpur Road  
Dehradun.

**Left Hand fingers impressions**

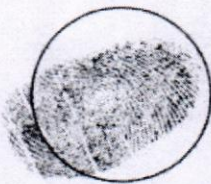
Angusth

Tarjani

Madhyama

Anamika

Kanishthika



**Right Hand fingers impressions**

Angusth

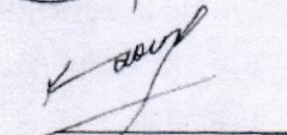
Tarjani

Madhyama

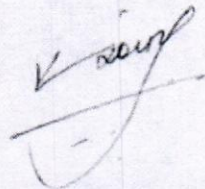
Anamika

Kanishthika



  
MR. KESHAV SOIN

Seller







Name of the Purchaser:- **MR. NEERAJ PURIL** S/o Mr. Kunwar Pal R/o A-16, Shri Ram Apartment, Dwarka, Plot No. 33, Sector-4 New Delhi.

**Left Hand fingers impressions**

Angusth

Tarjani

Madhyama

Anamika

Kanishthika



**Right Hand fingers impressions**

Angusth

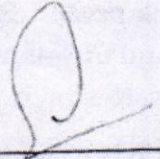
Tarjani

Madhyama

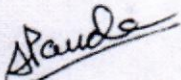
Anamika

Kanishthika



  
**MR. NEERAJ PURIL**  
Purchaser

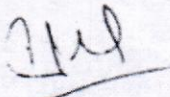
**WITNESSES:**

  
1. **Mr. Surender Pal Pande**

S/o Late Mr. J.N. Pande

R/o 34/1 Vijay Colony, Dehradun

(Pan No. AMKPP7679Q)

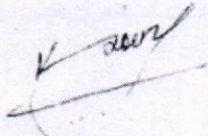

  
2. **Mr. Tej Bahal**

S/o Late Mr. R.K. Bahal

R/o158/8/8 Kochar Colony, Dehradun

(Vote ID RLA0528828)

Drafted and typed by the Seller and Purchaser and Photographs of the Parties and Identification made by the Parties, for each other.

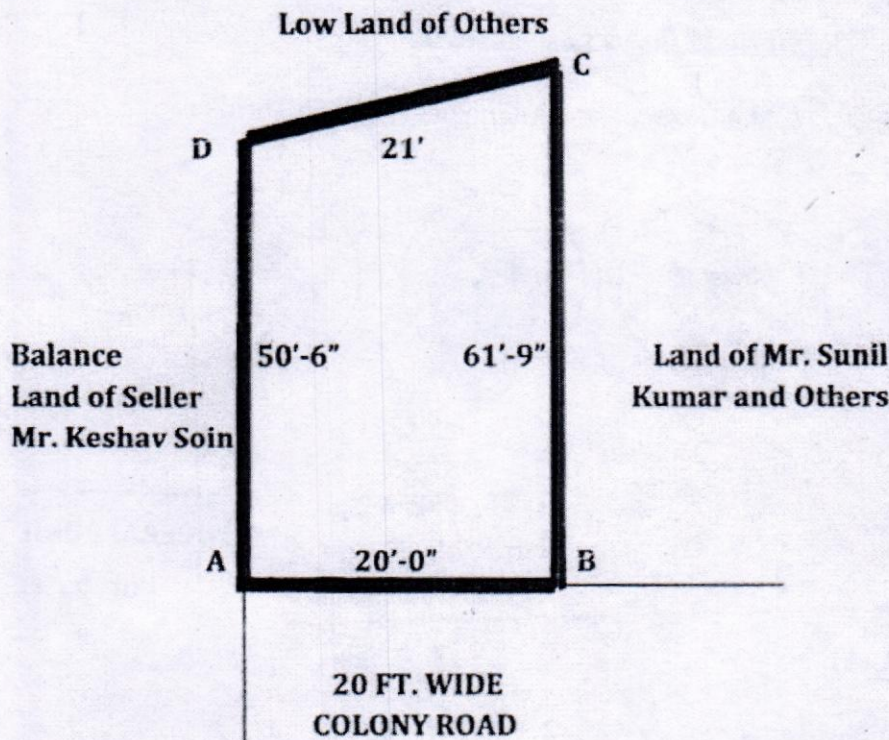
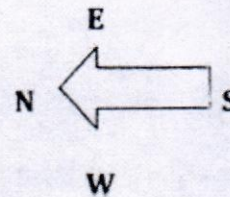


Site Plan

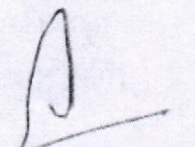
**Site Plan of** All that open plot of Residential Land without any constructions thereupon forming part of Khata No. 2 (Fasli 1422-1427) bearing Khasra No. 188 Kha having land area measuring 107 Sq. Mtrs or 128 Sq. Yards bounded and butted with Boundary Wall and Gate measuring 46.720 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun.

**SELLER: Mr. Keshav Soin**

**PURCHASER: Mr. Neeraj Puril**



  
SELLER

  
PURCHASER



वर्षा सं. 1/2017/ विक्रय पत्र

प्रतिफल रु. 29,00,000 — , मालिमत रु. 21,27,531 —

राज्य शुल्क	प्रतिलिपि शुल्क	इले. प्रो. शुल्क	कुल भोग	शब्द लाभ
25,000 —	10 —	320 —	25,330 —	1000

मैं सब रजिस्ट्रार (II) देहरादून -  
 श्री कैलाश सोहन -  
 के प्रार्थनापत्र बाबत कमीशन दि० 23/3/2017  
 के अनुसार आज दि० 25/3/2017  
 समय मध्य 2-3 P.M. बजे, उनके द्वारा  
 निर्धारित स्थान:- 22, थू रोड, देहरादून -  
 पर पहुंचा जहां पर बंडक/बंडलम कार्यालय में -  
 कुर्सी, छत में बंधकर/बिंधकर  
 श्री कैलाश सोहन 56 श्री केवल कृष्ण सोहन,  
 निवासी:- 21/2, राजपुर रोड, देहरादून ने -  
 यह विलेख निबन्धन हेतु, मेरे समक्ष  
 प्रस्तुत किया।

सब रजिस्ट्रार-II

देहरादून

25/03/2017

*[Signature]*

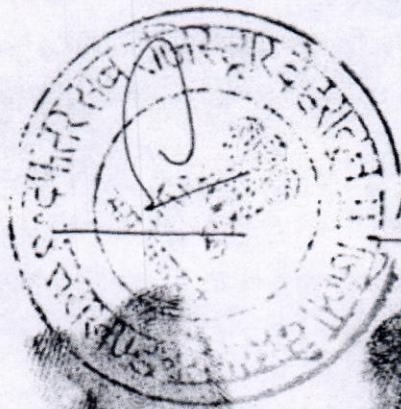




कहा संख्या I / 2017

इस लेखपत्र का निष्पादन विलेख में लिखित तथ्यों से  
सुन व समझकर श्री नैशव सोईन s/o श्री नैवल  
कृष्ण सोईन निवासी:- 212, राजपुर रोड, देहरादून  
ने विक्रय धन मुकलिंग 6.29,00,000 - प्रलेखानुसार  
पाकर निष्पादन स्वीकार किया। इस लेखपत्र का  
निष्पादन कृत श्री नीरज पुरिल s/o श्री कुंवर पाल  
निवासी: A-16, श्रीराम अपार्टमेंट, हारका, प्लॉट  
नं. 33, सेक्टर 04, नई दिल्ली ने श्री स्वीकार किया,  
जिनकी पहचान श्री सुरेन्द्र पाल पाण्डे s/o श्री जे. एन.  
पाण्डे निवासी: 34/1, विजय कॉलोनी, देहरादून एवं श्री  
तेज बहल s/o श्री आर. के. बहल निवासी:- 158/8/8,  
कौचर कॉलोनी, देहरादून ने की।

उप निबन्धक II  
देहरादून,



प्रति एवं साक्षीगण सज्जन प्रतीत होते हैं, सचिव व सचिव-  
चिन्ह निम्नानुसार लिखे गये हैं।

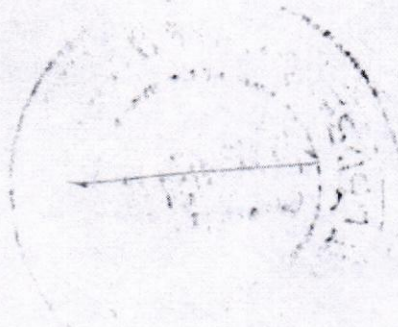


बही संख्या 1 जिल्द 6,257 के पृष्ठ 309 से 340 पर क्रमांक 544

पर आज दिनांक 25 Mar 2017 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, द्वितीय  
25 Mar 2017

25/03/2017





वही संख्या 1 जिल्द 6,257 के पृष्ठ 309 से 340 पर क्रमांक 544

पर आज दिनांक 25 Mar 2017 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, द्वितीय  
25 Mar 2017

