



SALE DEED

Consideration : Rs. 15,00,000/-

Market value on which Stamp duty paid : Rs. 15,00,000/-

Stamp Duty : Rs. 1,50,000/-

Avas Vikas Duty : Included

Total Stamp Duty : Rs. 1,50,000/-

No. of Stamp Sheets : 10

Circle Rate and Serial No.: 6000/- per Sq. Mt.

Main Location : Village Kanwali, Pargana Central Doon, Distt. Dehra Dun

Distance from Main Road : That the said land is situated on the main road i.e. G.M.S. Road, Dehra Dun.

Schedule of LAND : All that land bearing Khasra No. 262Min, Area Measuring 2520 Sq. Ft. or 234.20 Sq. Mt. situated at Village Kanwali, Pargana Central Doon, Distt. Dehra Dun

Name of the Seller : **Mr. Sudarshan Chakra Thapliyal**, S/o Mr. Maya Nand Thapliyal, R/o Central School, Shimla, Himanchal Pradesh, Through his lawful attorney **Mr. Vivek Panwar**, S/o late Mr. Devvrat Panwar, R/o 32 Kailashpuri, Ballupur, Dehra Dun (U.A.)

Name of the Purchaser : **Mr. Satish Kumar Saini**, S/o Late Mr. Ram Prasad Saini, R/o 59, Shivalikpuram, Dehra Dun (Uttaranchal)

Drafted by : **R.S. RAGHAV**, Advocate, Court Compound, Dehra Dun.

V. Comary

S. K. Saini



2005

02CC 811059

SALE DEED

THIS DEED OF SALE is made on this 21st day of November 2005 by

Mr. Sudarshan Chakra Thapliyal

S/o Mr. Maya Nand Thapliyal

R/o Central School,

Shimla, Himanchal Pradesh,

Through his lawful attorney

Mr. Vivek Panwar

S/o late Mr. Devvrat Panwar

R/o 32 Kailashpuri, Ballupur,

Dehra Dun (U.A.) (That the said power of attorney is duly registered in the office of Sub-Registrar, Dehra Dun at Book No.4, Vol No. 171, page 86, ADFB No. 4, Vol. 182, Pages 275/282 at Serial No. 1296, registered on dated 14-11-2005)

(hereinafter called Seller) of the one part

....**SELLER**

IN FAVOUR OF

Mr. Satish Kumar Saini

S/o Late Mr. Ram Prasad Saini

R/o 59, Shivalikpuram

Dehra Dun (Uttaranchal)

(hereinafter called Purchaser) of the other part;

....**PURCHASER**

V. Panwar

Satish Kumar Saini



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Provided always and it is hereby mutually agreed that the expressions Seller and the Purchaser shall mean and include their respective heirs, legal representatives, administrators and assigns.

And 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.

M. L. G. S.

S. K. S.



02CC 811057

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- And Whereas, the Seller purchase the Schedule LAND from Mr. Vijay Kumar and Mr. Vilayati Ram by virtue of sale-deed dated 27-09-1979, which is duly registered in the office of Sub-Registrar, Dehra Dun at Book No.1, Vol No. 1631, at pages 372/373 at No. 53 with Musanna No. 54, registered on dated 10-01-1980 and thereafter he got mutated his name in the records of revenue and Seller is recorded "Sankramaniya Bhumidhar" in Khata No. 2720 Khatauni 1394 to 1399 Fasli.

M. C. Meena

Shivaji

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कोषागार, देहरादून

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And whereas the purchaser has approached the seller to purchase the said land which is morefully described in the schedule and the seller has also agreed to sell the same for a total sum of Rs. 15,00,000/- (Rupees Fifteen Lacs Only) on which the purchaser had agreed to buy the same on the said price.

M. Kumar

Pravin



2005

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02CC 811055

NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration of a sum of Rs. 15,00,000/- (Rupees Fifteen Lacs Only) received by the seller from the purchaser in the following manner :-

- (a) Rs. 10,50,000/- (Rupees Ten Lacs Fifty Thousand Only) by*
Cheque No. 068885, dated 28-10-2005, drawn on HDFC
Limited, Dehra Dun (U.A.)
- (b) Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand Only) by
D.D. No. 684769, dated 14-11-2005, drawn on S.B.L., Dehra
Dun and the receipt of which the seller hereby acknowledge
and the seller doth hereby conveys, sells, assigns and
transfers all that land which is morefully described in the
schedule, given 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 under or in
trust for him in any manner whatsoever.

M. Camwal

M. Camwal



उत्तरांचल UTTARANCHAL

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2. That the Seller has withdrawn his possession from the said LAND and has delivered the actual, physical, vacant and undisputed possession of said LAND to the Purchaser on this day.
3. That the said LAND is free from all encumbrances, charges, liens, demands, and court attachment and the said LAND is not also subject to any kind of mortgage either equitable or otherwise.
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 of the hands of the Purchaser or the Purchaser suffer any loss on this account the Seller shall fully compensate the Purchaser.

V. Comves

Prasanna



उत्तरांचल UTTARANCHAL

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गढ़वा, देहरादून

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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.
6. That all taxes, charges, and government dues etc. payable against the said land up-till the date of this deed, shall be paid by the Seller and thereafter the same shall be the sole liability of the Purchaser.

N. C. Mehta

Shri...

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कोषागार, देहरादून

7. That the said land is situated within Municipal Limits hence the provisions of Uttaranchal Amendment Act 29/2003 is not applicable.
8. That the said land is situated on the main road i.e. G.M.S. Road, Dehra Dun.
9. 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. 6000/- per Sq. Mt. hence the value of the land comes to $234.20 \times 6000/- = 14,05,200/-$ but the sale consideration is much more then the value according to the circle rate, hence stamp duty of Rs. 1,50,000/- being paid on sale-consideration.

V. Carnus

Sharma



उत्तरांचल UTTARANCHAL

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पेषागार, देहरादून

SCHEDULE OF THE LAND

All that land bearing Khasra No. 262Min, Area Measuring 2520 Sq. Ft. or 234.20 Sq. Mt. situated at Village Kanwali, Pargana Central Doon, Distt. Dehra Dun.

Bounded and butted as under :-

By East	:	Property of Mr. Pandey, S.M. 40 Ft.
By West	:	General Manadeo Singh Road, S.M. 40 Ft.
By North	:	Land of Seller, S.M. 56 Ft.
By South	:	Land of Mr. S.S. Chauha, S.M. 70 Ft.

N. Kumar

K. S. Chauhan



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उत्तरांचल UTTARANCHAL

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IN WITNESS WHEREOF, the parties to this Deed at Dehra Dun, have signed on this day, month and the year first above mentioned in presence of Witnesses.

V. Comber
Seller

Through his lawful attorney

M. K. Singh
Purchaser

Witnesses :-

1.

[Signature]

1.

[Signature]

Miss Sanjay Chandra
[Signature]

Pratibha K. S.
[Signature]

[Signature]
Drafted by : **R.S. RAGHAV**, Advocate, Court Compound, Dehra Dun

Photo Attested by : Parties each other.

21 NOV 2005



त्रिकेना



केना



गवाह



बही न. 1
ए.डी.फा.बुक 1
में न. 7871

जिल 1,440

पृष्ठ 522

जिल 1540

पृष्ठ 333 से 340

पर आज दिनांक 21/11/2005

में रजिस्ट्री की गई ।

उप निबन्धक सक्ष 2 क्षेत्रानु



NIC UTTARANCHAL