

4036



No. A

834

**SALE DEED**

Consideration on which stamp duty paid

Rs. 40,00,000.00

Market value as per circle rate

Rs. 25,26,000.00

No. of stamp sheets

25

Stamp duty

Rs. 1,96,800.00

Where as I/We Col. Ram Lubhaya Sharma S/o Shri O.P. Sharma R/o H.  
No. 67, Subhash Nagar, Dehradun ( here in after called the SELLER) of the  
FIRST PART

PAN: AVTPS9709A

am/ are the sole / joint proprietors of the property detailed in the end and also in  
possession of the same, do hereby sell to Lt. Col. Ashoka Gautam S/o Late  
D.P. Sharma R/o B-187, Sector-4, Defence Colony, Dehradun (herein after  
called the "PURCHASER" ) of the SECOND PART.

PAN: ACTPG8227H

ID No. FCP2760858

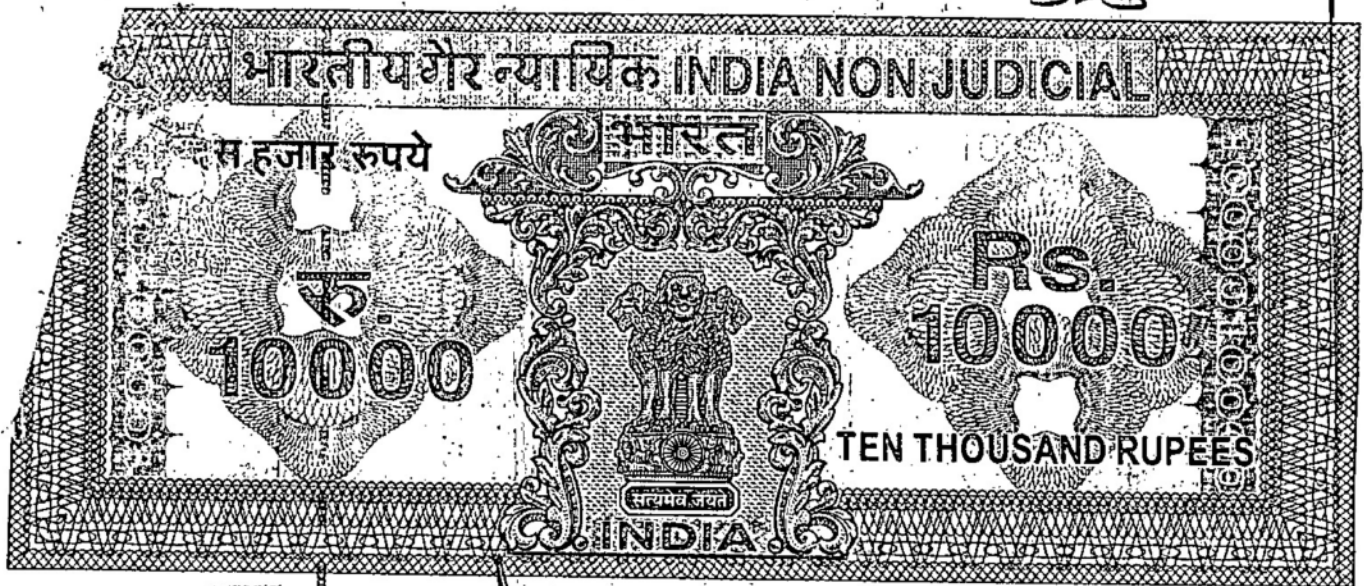
For consideration of Rs. 40,00,000.00

As per details in the sale deed

The property is free from all charges; lien and encumbrances

Details of the property as given in the schedule at the foot of this deed.

325



उत्तराखण्ड UTARAKHAND

995895

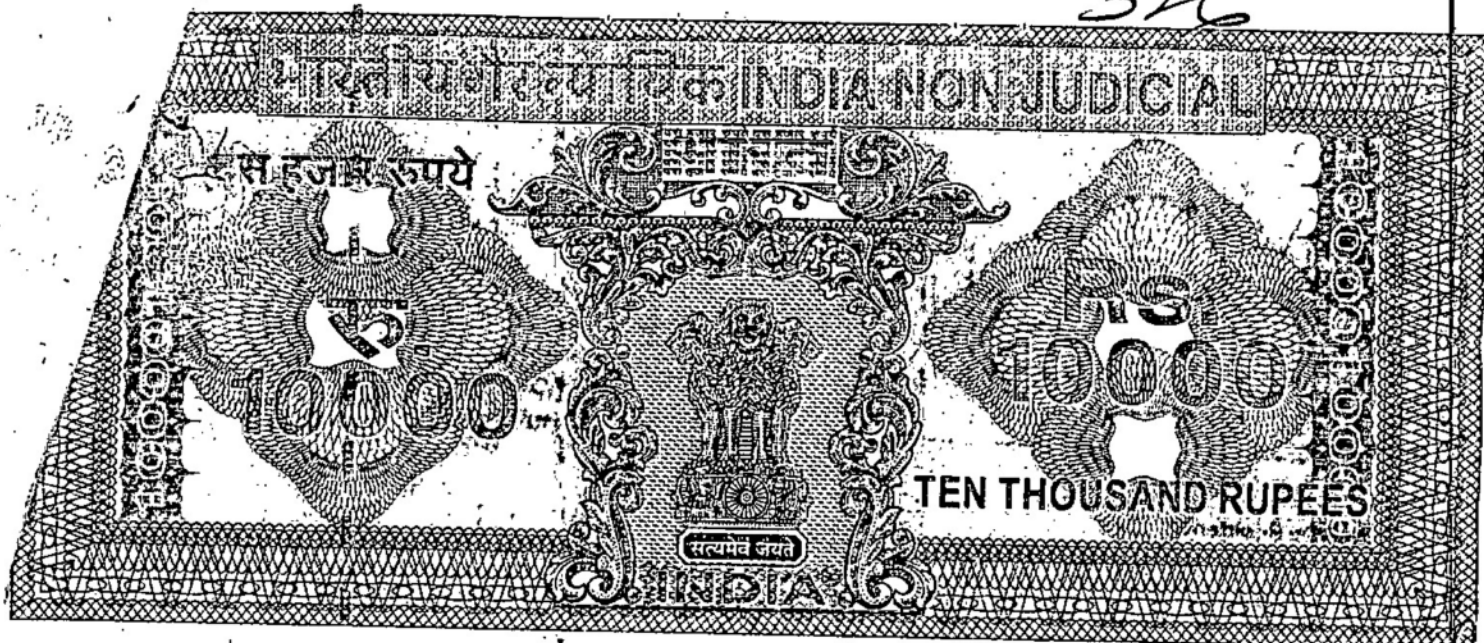
26 MAY 2011

### SALE DEED

This Sale deed is made on this the 27<sup>th</sup> day of May, 2011, Between Col. Ram Lubhaya Sharma S/o Shri O.P. Sharma R/o H. No. 67, Subhash Nagar, Dehradun (hereinafter referred to as the "SELLER") of the ONE PART

AND

Lt. Col. Ashoka Gautam S/o Late D.P. Sharma R/o B-187, Sector-4, Defence Colony, Dehradun (hereinafter referred to at the "PURCHASER") of the OTHER PART.



उत्तराखण्ड UTTARAKHAND

A 042096

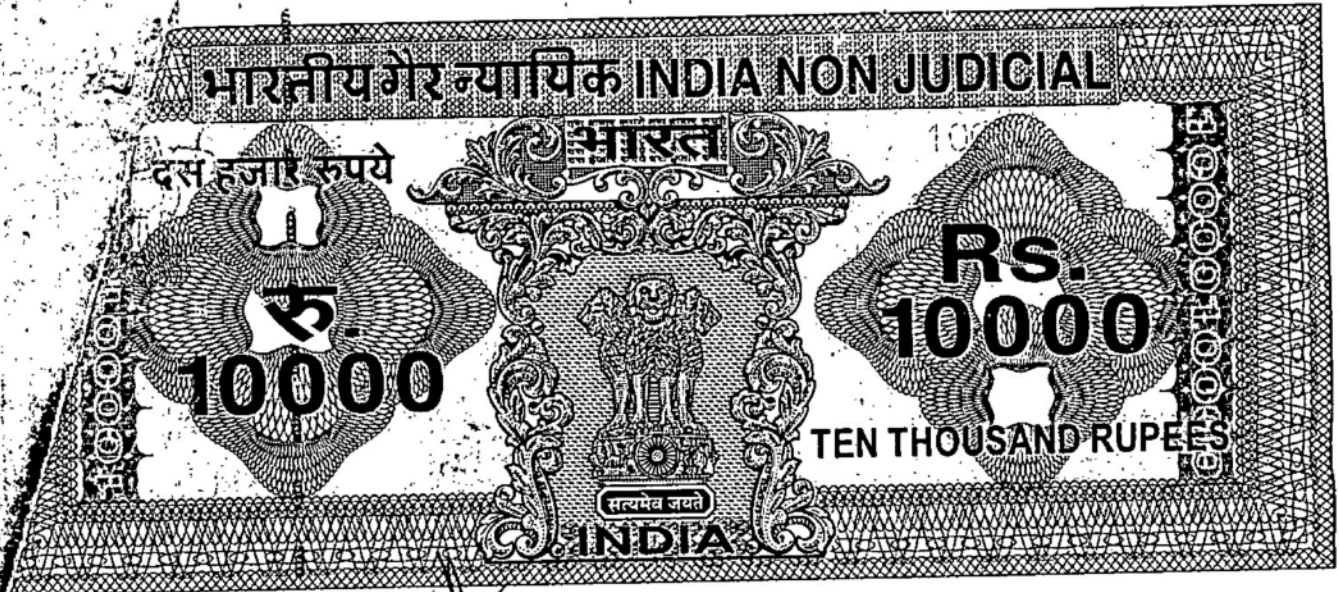
PROVIDED ALWAYS and it is hereby agreed that wherever the context so requires the terms "SELLER" and "PURCHASER" shall include their respective heirs, legal representatives and assigns.

WHEREAS all that plot B-227, Sector-4, Defence Colony having total plot area of 510 Sq. Yards or 426.57 Sq. Mts. situated at Mauza Defence Colony, Dehradun of Village Shah Nagar, Pargana Eastern Doon, Distt. Dehradun was purchased by the





328



उत्तराखण्ड UTTARAKHAND

A 028242

26 MAY 2011

निर्यात विभाग  
कोड सं

Seller from Wg. Cdr. N.K. Prasad son of Late Shri M.B. Prasad R/o G-3,  
Prestige Green Woods, C.V. Raman Nagar, Bangalore vide sale deed dated  
10-10-2005 and duly registered in the office of the Sub-Registrar, Dehradun  
in book no. I volume 1337 pages 1104 ADFB No. 1 Vol. 1549 on pages 337  
to 368 at serial no. 7325 dated 10.10.2005.

27-0

329

पेटी

Book No. 1

Registration Year 2011


Registration No. 4036



राम लोहिया शर्मा



अशोक गौतम



मीना गौतम



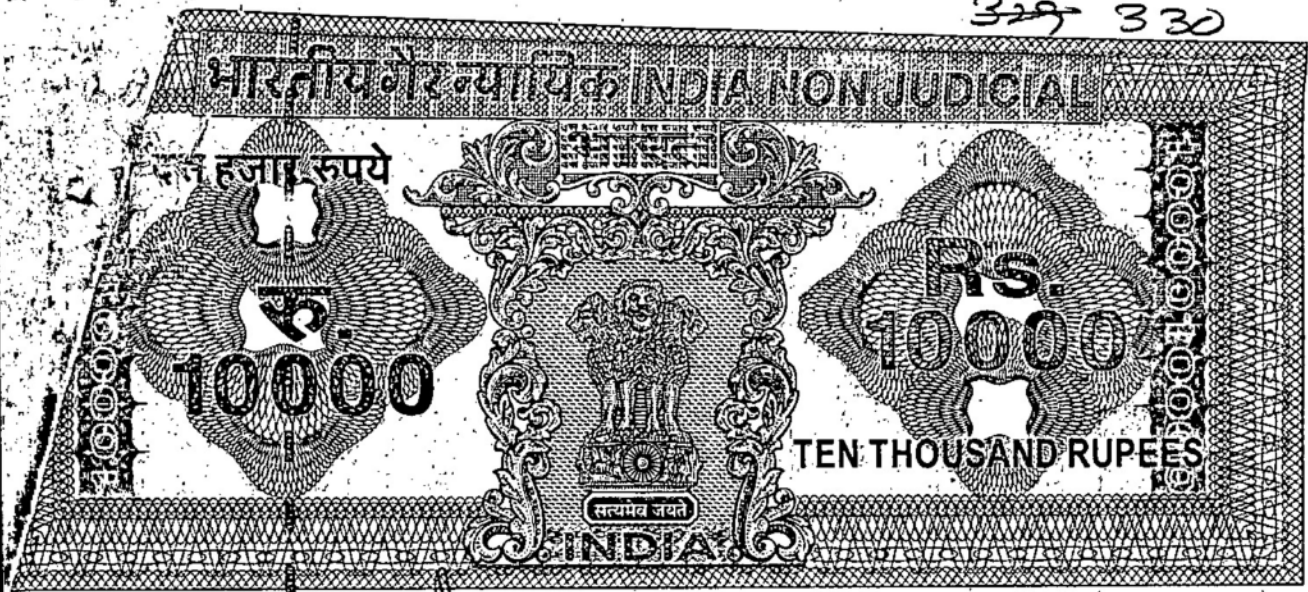
पी. एस. नेगी



उपरोक्त साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

उपनिबन्धक द्वितीय देहरादून  
04-June-2011

329 330



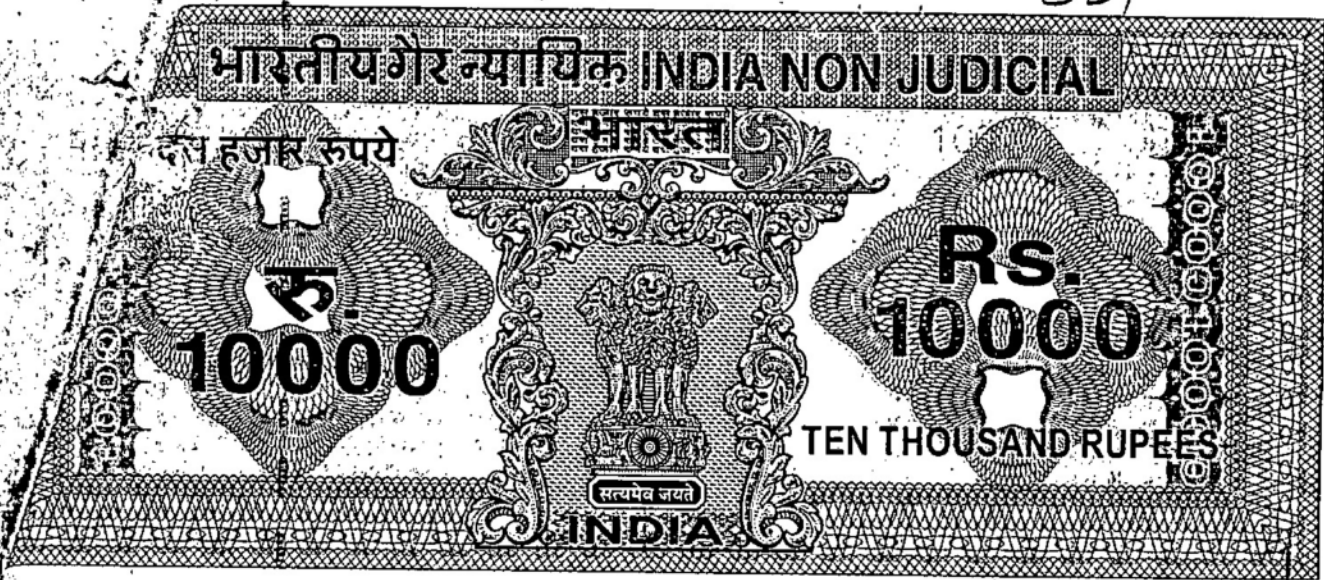
उत्तराखण्ड UTTARAKHAND

A 041573

कोषाधिकारी  
आर, देहरादून  
5 MAY 2011  
निर्गत किया  
कोड सं. १८१

AND WHEREAS Wg. Cdr. N.K. Prasad son of Late Shri M.B. Prasad has purchased the said property from Sanik Co-operative Housing Society Ltd. vide sale deed dated 20-11-1984 and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2336 pages 10 ADFB No. 1 Vol. 2338 on pages 33 to 42 at serial no. 8956 dated 23.11.1984.

33/



UTTARAKHAND

A 034705

23 MAY 2011

निर्गत किया  
कोड सं. 00

AND WHEREAS the Seller has agreed to transfer the said plot B-227, Sector-4, Defence Colony having total plot area of 510 Sq. Yards or 426.57 Sq. Mts. situated at Mauza Defence Colony, Dehradun of Village Shah Nagar, Pargana Eastern Doon, Distt. Dehradun for a sum of Rs. 40,00,000.00 (Rupees Forty Lac) only to the Purchaser.

AND WHEREAS the Purchaser has agreed to purchase the said property at the said agreed price of Rs. 40,00,000.00 (Rupees Forty Lac) only.



उत्तराखण्ड-UTTARAKHAND

16 MAY 2011

निर्मल मिश्रा  
कोड सं. 001

NOW THIS DEED WITNESSETH AS UNDER:

That in pursuance of the said agreement and in consideration of a sum of Rs. 40,00,000.00 (Rupees Forty Lac) only paid by the Purchaser to the Seller in the following manner:-

- i). Rs. 1,00,000.00 (Rupees One Lacs Only) bearing machine number

28896 dated 07-03-2011



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.  
10000

Rs.  
10000

TEN THOUSAND RUPEES

INDIA

मुख्य कोषाधिकारी  
उत्तराखण्ड

UTTARAKHAND

26 MAY 2011

निर्गत दिनांक  
क्र. सं.

333

995982

- ii) Rs. 3,00,000.00 (Rupees Three Lacs Only) vide cheque number 428897 dated 09-03-2011 drawn on ICICI Bank, Dehradun
- iii) Rs. 36,00,000/- vide cheque No. 32734 Dated 27-05-2011 drawn of HDFC Bank Ltd. through India Bulls Financial Services Ltd.

Dehradun.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.  
10000

Rs.  
10000

TEN THOUSAND RUPEES

सत्यमेव जयते  
INDIA

उत्तराखण्ड UTTARAKHAND

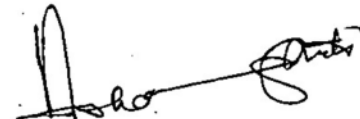
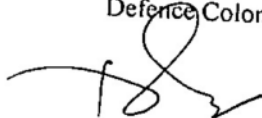
26 MAY 2011

निर्वात विभाग  
कोटा रोड

334

995599

(the receipt of which sum the Seller hereby acknowledges) the Seller hereby transfer, alienate and assign all that plot B-227; Sector-4, Defence Colony having total plot area of 510 Sq. Yards or 426.57 Sq. Mts. situated at Mauza Defence Colony, Dehradun of



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

RS.  
10000

RS.  
10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

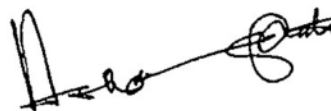
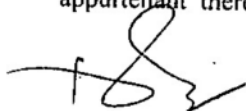
उत्तराखण्ड UTTARAKHAND

335

A 042011

16 MAY 2011

Village Shah Nagar, Pargana Eastern Doon, Distt. Dehradun (more fully described in the schedule given at the foot of this deed) TO HOLD the same to the Purchaser along with all rights, interest, title and easements, appurtenant thereto as absolute owner forever.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹ 10000

Rs.

10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

336

A 042197

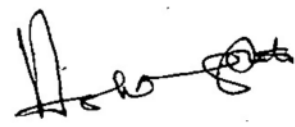
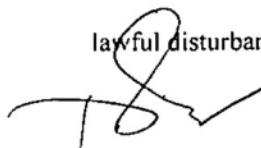
16 MAY 2011

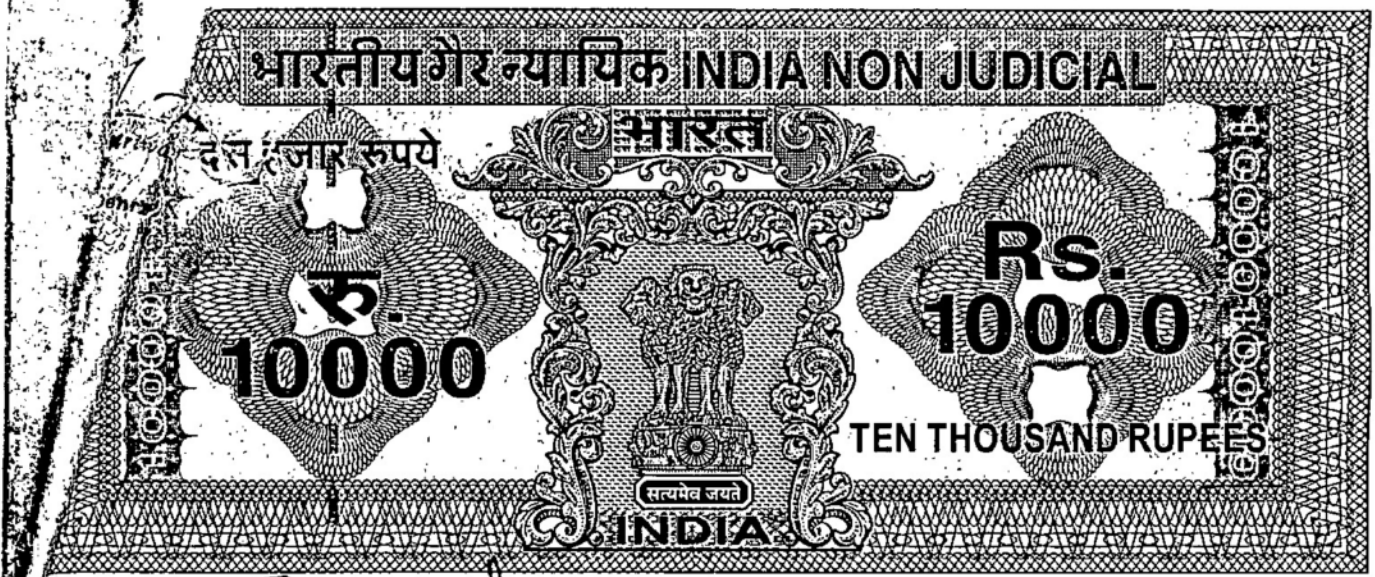
मिर्जा विद्या  
कोड नं. 001

SELLER FURTHER COVENANTS WITH THE PURCHASER AS

UNDER:

1. That the Seller has delivered possession of the property hereby sold which shall hereinafter be held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Seller or any other person claiming through or under it and without any lawful disturbances or interruptions by any other person whatsoever.





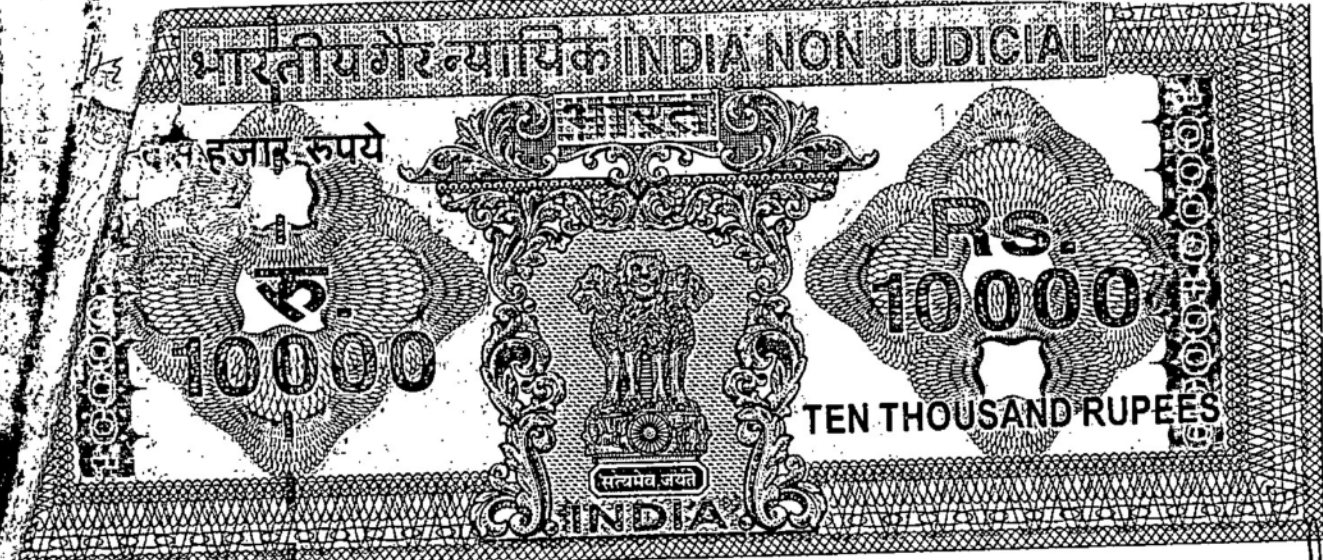
उत्तराखण्ड UTARAKHAND  
कोषागार, देहरादून  
6 MAY 2011  
निर्गत दिनांक  
कोड सं

337

A 028342

2. That the Seller will at the cost of the Purchaser execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the Purchaser, their heirs or assigns as may reasonably be required.

3. That the interest hereby transferred subsists and the Seller have power to sell the same.



उत्तराखण्ड UTTARAKHAND

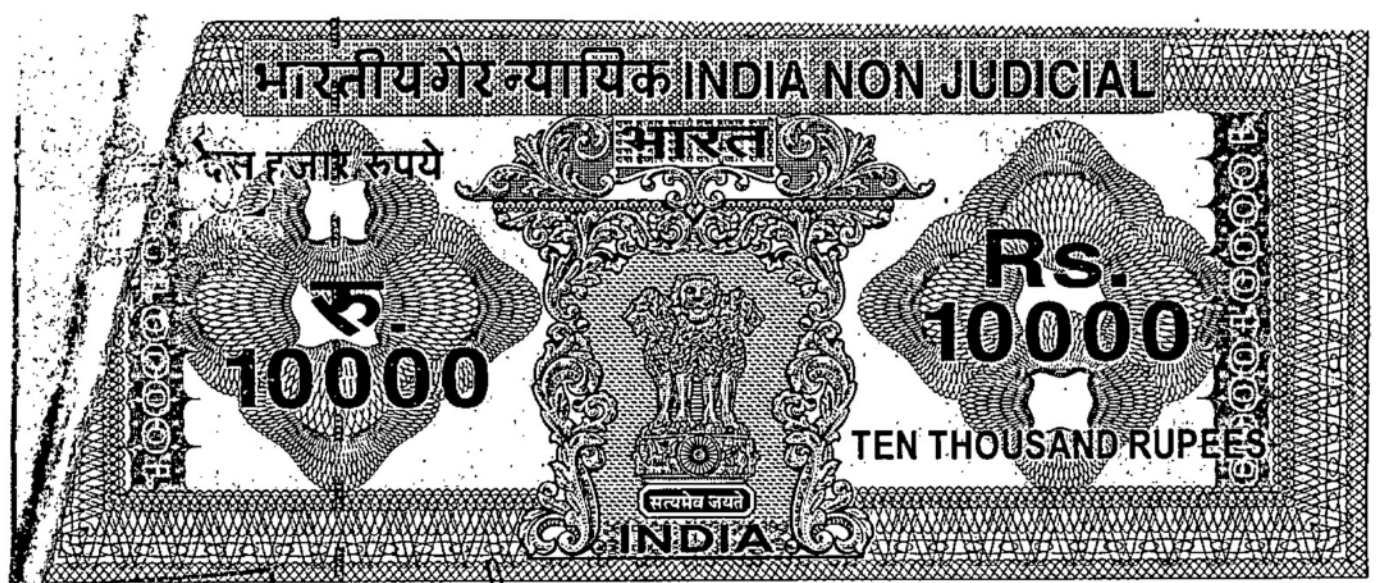
338

A 070859

16 MAY 2011  
निर्गत किया  
कोड सं. 001

4. That the property hereby sold is free from all charges, claims, litigation, mortgages, court attachments, lien and encumbrances.
5. That all taxes levied on the said property hereby sold upto the date of sale have been paid by the Seller if however any amount is found to be due in respect of any tax upto the date of sale, then in that event it shall be the responsibility of the Seller to pay the same.





उत्तराखण्ड UTARAKHAND

26 MAY 2011

गोपनीय  
कोड सं. 001

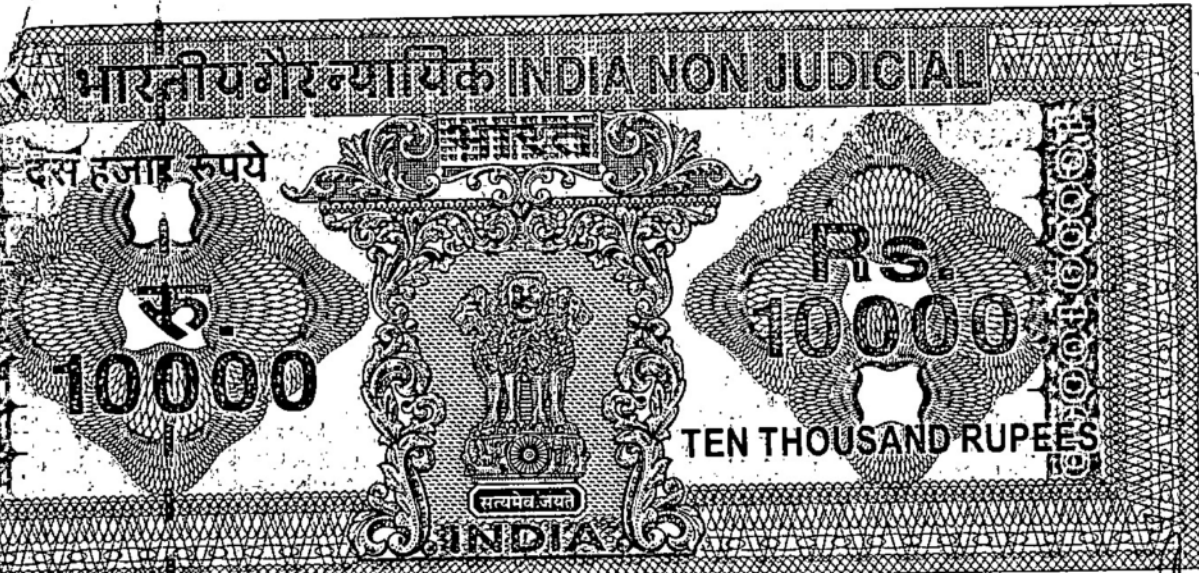
339

A 028186

6. That the Seller is not a member of Schedule Caste or Schedule Tribe.

7. That the circle rate fixed by the state Government in the locality is Rs. 6000.00 per sq. meters and accordingly the value of the land comes to Rs. 25,59,420.00 (426.576 x 6000). Thus the cost of the property hereby sold comes to Rs. 25,59,420.00, which is less than the agreed sale price hence for





उत्तराखण्ड UTARAKHAND

16 MAY 2011

340

A 042310

purposes of stamp duty this deed is valued at Rs. 40,00,000.00 on which the requisite stamp duty is being paid in the following manner:-

i) Rs. 25,60,000.00 x 6% = Rs. 1,53,600.00

ii) Rs. 14,40,000.00 x 3% = Rs. 43,200.00

Total

Rs. 1,96,800.00



उत्तराखण्ड UTTARAKHAND ✓  
● 6 MAY 2011  
निर्दिष्ट तिथि  
कोड

341

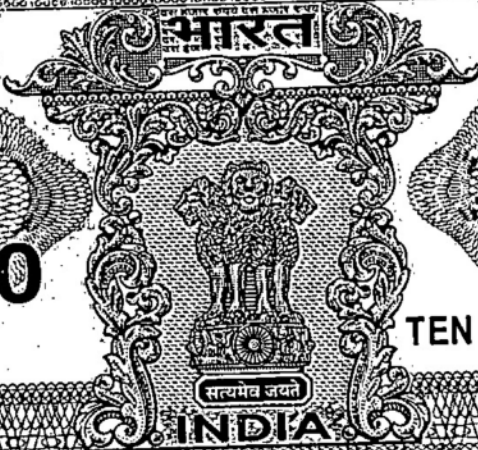
A 028250

8. That the Seller further covenants to keep the Purchaser indemnified in case he is deprived of the property hereby sold or any part thereof on account of any defect in the title of the Seller.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTERAKHAND

23 MAY 2011

विजित मिश्रा  
कोड सं. १०००

342

995271 ✓

9. That the property hereby sold is at a distance of more than 3 Kms.  
from the Haridwar Road.

10. That the property hereby transferred is being used for residential  
purpose.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.  
10000

Rs.  
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

मुख्य  
चौधरी, देहरादून

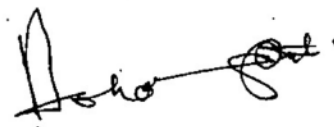
26 MAY 2011

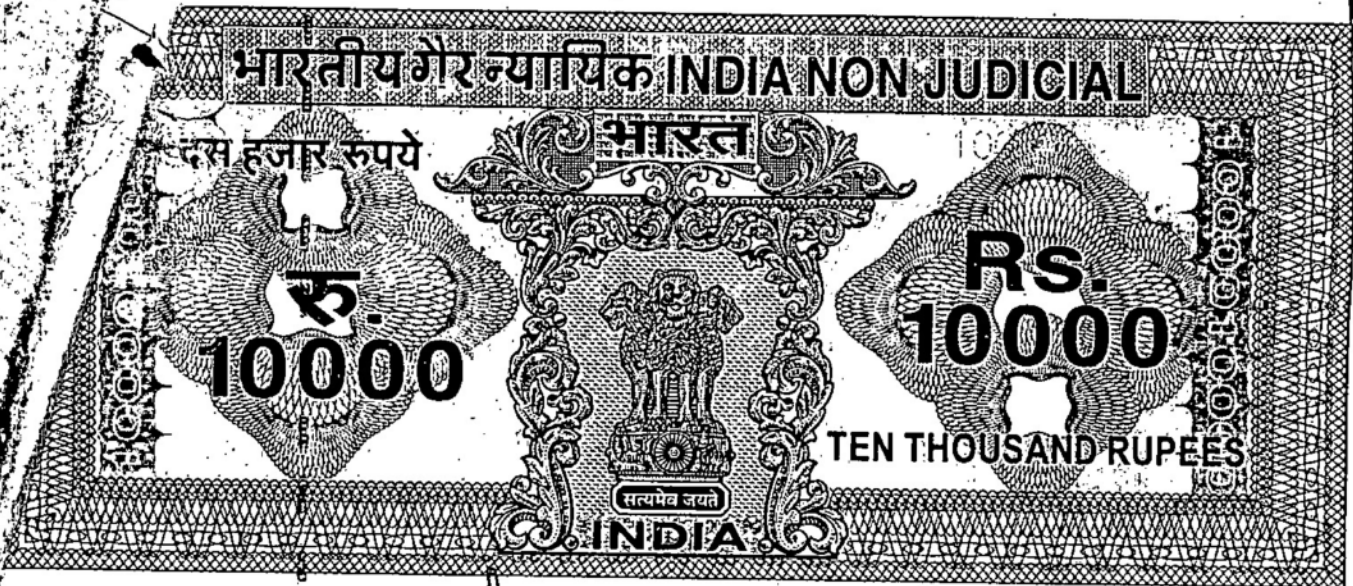
विगत तिथि  
कोड सं.

343

995515

11. That the property is situated within the municipal limits and the purchaser is purchasing land below the prescribed limit and hence the provisions of Section 154 of U.P.Z.A and L. R. Act are not applicable.





उत्तराखण्ड UTTARAKHAND ✓

1054344

995429

26 MAY 2011

देवर निवासी  
रु. 20

SCHEDULE OF THE PROPERTY:

All that plot B-227, Sector-4, Defence Colony having total plot area of 510 Sq. Yards or 426.57 Sq. Mts. situated at Mauza Defence Colony, Dehradun of Village Shah Nagar, Pargana Eastern Doon, Distt. Dehradun, bounded and





मुख्य कार्यालय UT TARAKHAND  
काशी, उत्तर प्रदेश

995531 345

995531

6 MAY 2011

विशेष निष्पत्ति  
कोड सं. 0

butted as under :-

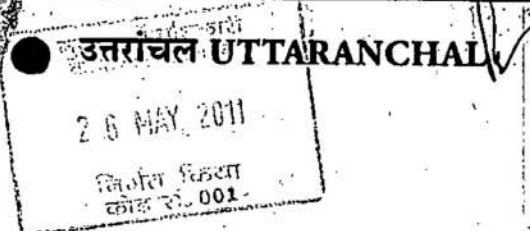
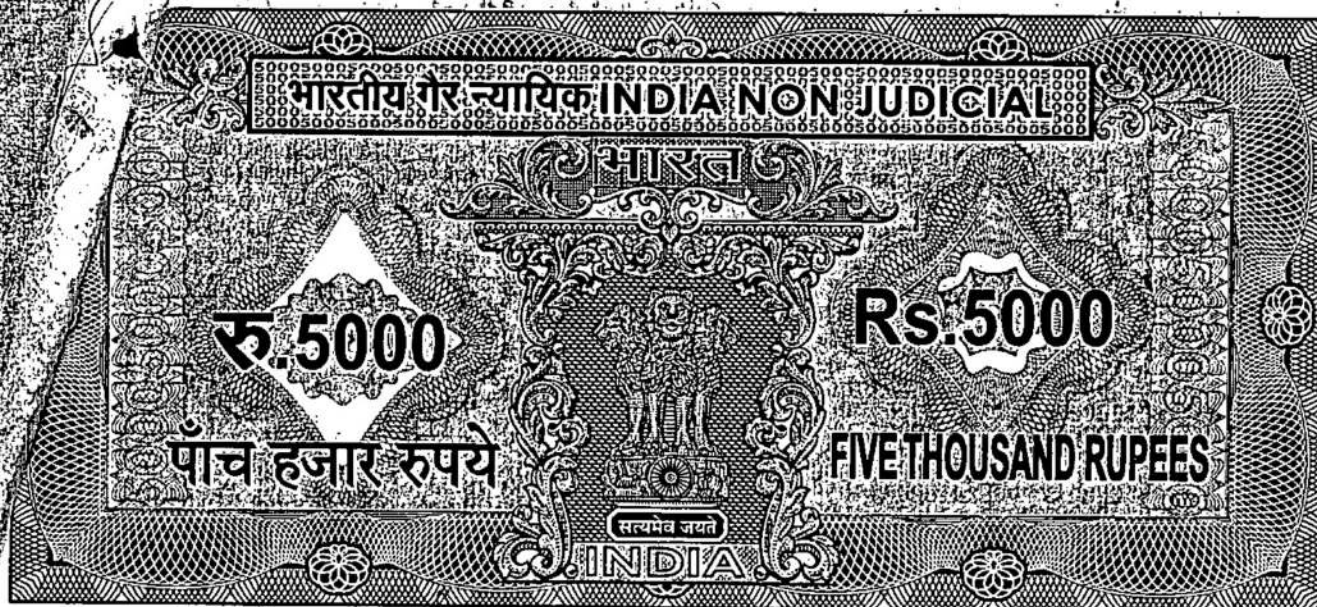
North : 35 Ft. wide road, side measuring 52 ft.

South : Plot No. S-4/B-232, side measuring 50 ft.

East : Open Area of Nullah, side measuring 89 ft.

West : Plot No. S-4, B-228, side measuring 91 ft.





346

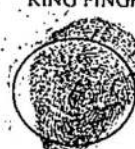
578733

Finger Prints in Compliance of Section 32A of The Registration Act 1908.

NAME AND ADDRESS OF THE FIRST PARTY/SELLER (S)  
Col. Ram Lubhiya Sharma S/o Shri O.P. Sharma R/o H. No. 67,  
Subhash Nagar, Dehradun.

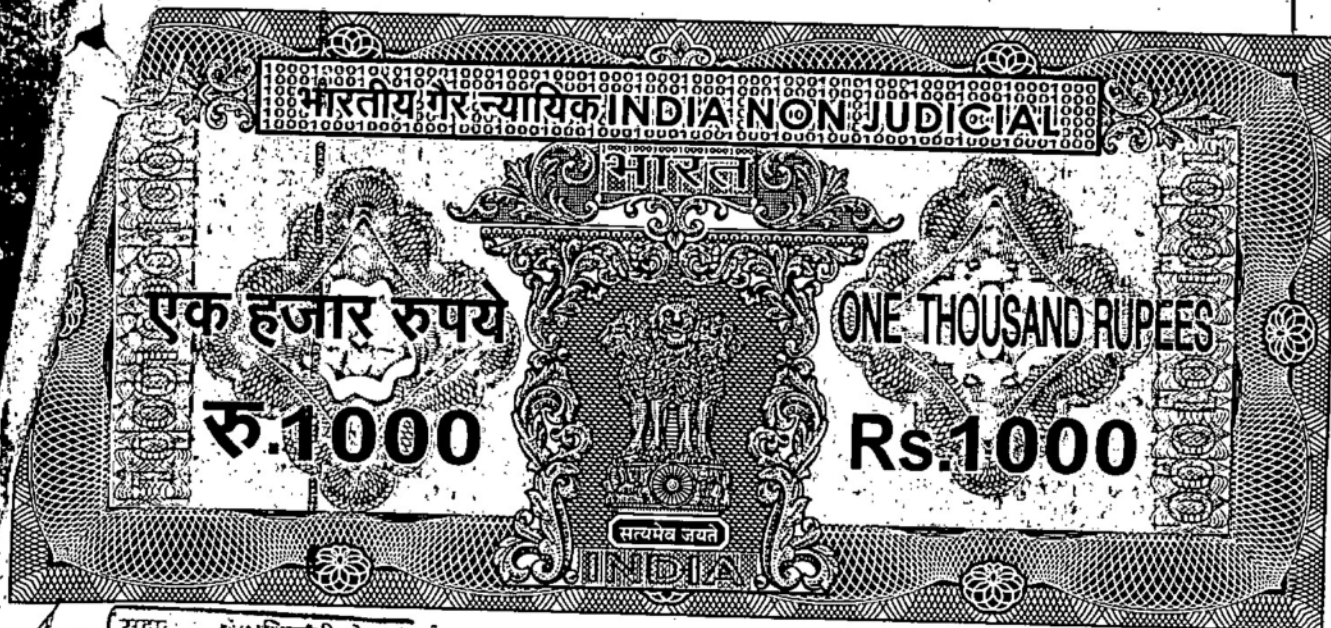
FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



102

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उत्तराखण्ड UTTARAKHAND

34)

668532

26 MAY 2011

लिफ्ट किट्टी  
को. सं. 001

FINGER PRINTS OF THE RIGHT HAND

THUMB

INDEX FINGER

MIDDLE FINGER

RING FINGER

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उत्तरांचल  
कोषागार, देहरादून

UTTARANCHAL

348

A 492663

23 MAY 2011

निर्गत किया  
कोड सं. १११

NAME AND ADDRESS OF THE SEDOND PARTY/PURCHASER

Lt. Col. Ashoka Gaufam S/o Late D.P. Sharma R/o B-187, Sector-4,  
Defence Colony, Dehradun.

FINGER PRINTS OF THE LEFT HAND

THUMB

INDEX FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



*[Signature]*

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उत्तराखण्ड UTTARAKHAND

349

E 345305

29 MAY 2011

FINGER PRINTS OF THE RIGHT HAND

THUMB

INDEX FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



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उत्तराखण्ड UTTARAKHAND

350

E 345306

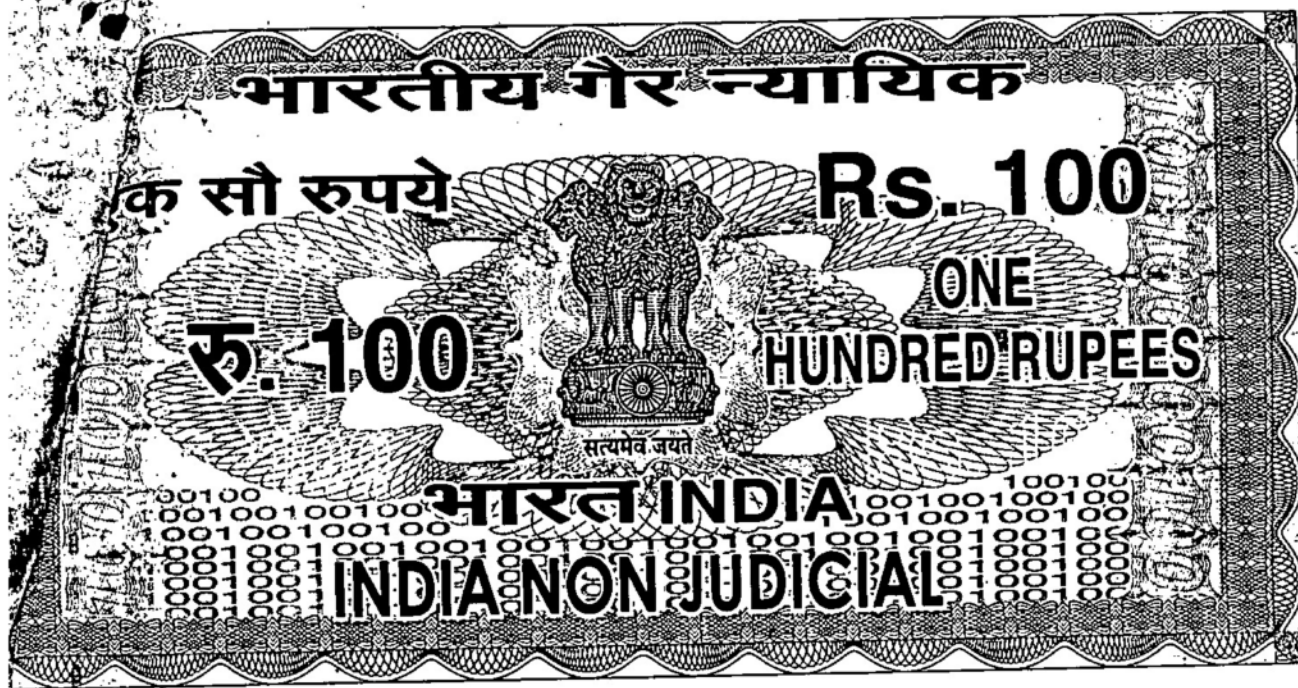
23 MAY 2011

निर्माण किया  
कोड सं. 001

IN WITNESS WHEREOF the Seller and Purchaser have put their hands on this deed on the day, month and year herein above mentioned.

SELLER

PURCHASER



उत्तराखण्ड UTTARAKHAND

E 345307

23 MAY 2011

WITNESSES:

1. मीना चौधरी  
पवन जी. अशोकगोत्र  
निवा डिकेनामली  
 IDN. ACP2760841

2. P. S. Negi  
S. S. B. S. Negi  
Harbans Kaler  
 (-1D AJU02 04636)

Drafted and Typed in the chamber of Shri S.M. Joshi, Advocate.



41/3  
27-5-11

1002

दि. 38

राजेश्वर जी  
स्वामि वि...

बही नम्बर 1 जिल्द 3,684 पृष्ठ 29 से 80

में नम्बर 4,036 पर आज दिनांक 04-June-2011

में रजिस्ट्री की गयी ।

उप निबन्धक द्वितीय देहरादून

