



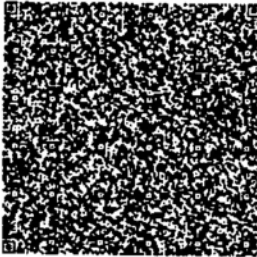
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

315

Certificate No.	: IN-UK007815284923120
Certificate Issued Date	: 05-Jan-2016 01:52 PM
Account Reference	: NONACC (SV) uk1201204/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK1201204012955393476810
Purchased by	: LT COL RETD ASHOKA GAUTAM
Description of Document	: Article 23 Conveyance
Property Description	: SHAHANAGAR
Consideration Price (Rs.)	: 4,68,763 (Four Lakh Sixty Eight Thousand Seven Hundred And Sixty Three only)
First Party	: THE SAINIK COOPERATIVE HOUSE BUILDING SOCIETY LTD
Second Party	: LT COL RETD ASHOKA GAUTAM
Stamp Duty Paid By	: LT COL RETD ASHOKA GAUTAM
Stamp Duty Amount(Rs.)	: 36,200 (Thirty Six Thousand Two Hundred only)



Please write or type below this line.....

[Signature]

[Signature]

0003399507

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at: www.shc-testamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SALE DEED

316

This deed of sale is made on this the 05th day of Jan, 2016, between **The Sainik Co-operative House Building Society Ltd. Defence Colony, Distt. Dehradun, Uttarakhand** having its registration No. 744 vide order of the registrar co-operative societies, U.P., Lucknow dated 08-03-1967, Now Registered in Uttarakhand Cooperative Societies Act 2003 through its secretary **COL. A.R.S. PANWAR (Retd.) S/o Late Shri Pratap Singh Panwar, R/o Defence Colony, Distt. Dehradun, Uttarakhand**, hereinafter called the Seller) of the one part.

IN FAVOUR OF

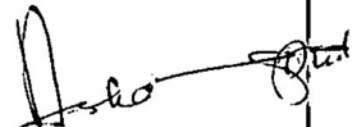
Lt. Col. (Retd) Ashoka Gautam S/o Late Shri Durga Prasad Sharma, R/o S-4, B-227, Defence Colony, Dehradun (hereinafter called the Purchaser) of the other part.

Both the terms the "Seller" and the "Purchaser" shall be deemed to include their respective heirs, legal representatives, successors, administrators and assigns, unless repugnant to the context.

AND WHEREAS the Purchaser is also the member of said Sainik Co-Operative Housing Society Ltd., Defence Colony, Dehradun. The purchaser shall abide by the rules, regulation byelaws of the Society (Society permission No. SCHS-S-4-B-227/15/9040 dated 05-10-2015).

WHEREAS the Seller is the sole and exclusive owner of the Additional Land of Plot No. S-4, B-227 area 144.68 sq. mtrs., situated at Mauza Shah Nagar, (Defence Colony) Dehradun (more fully described in the schedule given at the end of this deed.

AND WHEREAS, the Seller intends to transfer the said land (more fully described in the schedule given at the end of



37

बही संख्या 1 रजिस्ट्रीकरण संख्या 95 वर्ष 2016

Sale (Immovable)
Sale (Residential Plot)

प्रतिफल रु0 : 468,763.00

मालियत रु0 : 1,446,800.00

रजिस्ट्रेशन शुल्क
रु0 0.00

प्रतिलिपि शुल्क
रु0 10.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क
रु0 180.00

कुल योग
रु0 190.00

शब्द लगभग
1,000

श्री लेफ्टिनेंट कर्नल (रिटायर्ड) अशोका गौतम पुत्र श्री स्व दुर्गा प्रसाद शर्मा निवासी एस-४ बी -२२७ डिफेन्स कॉलोनी देहरादून ने आज दिनांक 05 Jan 2016 समय मध्य 3PM व 4PM को कार्यालय उपनिबन्धक देहरादून, चतुर्थ में प्रस्तुत किया।



लेफ्टिनेंट कर्नल (रिटायर्ड) अशोका गौतम

[Signature]

उपनिबन्धक

देहरादून, चतुर्थ

05-Jan-2016

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री कर्नल ए आर एस पंवार (रिटायर्ड) द सैनिक को-ऑपरेटिव हाउस बिल्डिंग सोसाइटी लि. पुत्र श्री स्व प्रताप सिंह पंवार निवासी डिफेन्स कॉलोनी जिला देहरादून । ने विक्रय धन मुबलिंग रु0 468,763.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन क्रेता श्री लेफ्टिनेंट कर्नल (रिटायर्ड) अशोका गौतम पुत्र श्री स्व दुर्गा प्रसाद शर्मा निवासी एस-४ बी -२२७ डिफेन्स कॉलोनी देहरादून । ने भी स्वीकार किया ।

जिनकी पहचान श्री महेंद्र पुत्र श्री राधे श्याम निवासी नालापानी धोबीघाट देहरादून तथा श्री यशवंदर सिंह पुत्र श्री देविन्दर सिंह निवासी ८३- ए एम डी डी ए कॉलोनी इंदिरापुरम देहरादून ने की।

उपनिबन्धक

देहरादून, चतुर्थ

05-Jan-2016



318

this deed) in favour of the purchaser for a price of **Rs. 4,68,763/- (Rupees Lac Sixty Eight Thousand Seven Hundred Sixty Three only)** free from all sorts of encumbrance, liens, charges, demands, litigations, court or other attachments, bail or mortgage etc.

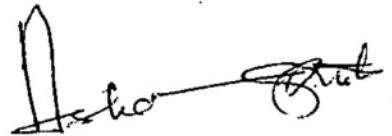
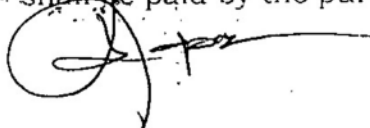
NOW THIS DEED WITNESSETH AS UNDER:

- 1- That in pursuance of the said agreement and in consideration of a sum of **Rs. 4,68,763/- (Rupees Lac Sixty Eight Thousand Seven Hundred Sixty Three only)** already paid by the purchaser to the seller in following manner :-

(a) Rs. 4,68,763/- vide cheque no. 176293 dated 02-01-2016 SBI, Rajpur Road, Dehradun.

The receipt whereof the seller do hereby acknowledge towards the full and final satisfaction of the sale consideration and the seller doth hereby convey, transfer, alienate and assigns all that demised plot of land, morefully described in the schedule given at the end of this deed, into and to the use of the purchaser with all right, title, interest, easements and appurtenances etc. of the seller unto and upon the said land, to have to hold the same absolutely and forever.

- 2- That the seller delivered the actual and physical possession of the land to the purchaser at the spot.
- 3- That the purchaser shall be fully entitled hereafter to use, hold and enjoy the demised land according to the byelaws norms and terms and conditions of the society and get his name mutated/recorded in the relevant Revenue/ Municipal Society and other Government Records.
- 4- That all that taxes, cesses and land revenue etc. upto the date shall be paid by the seller and hereafter the same shall be paid by the purchaser.



319

बही संख्या 1 रजिस्ट्रीकरण संख्या 95 वर्ष 2016



[Signature]

कर्नल ए आर एस पंवार
(रिटायर्ड) द सैनिक
को-ऑपरेटिव हाउस



[Signature]

लेफ्टिनेंट कर्नल
(रिटायर्ड) अशोका
गीतम



[Signature]

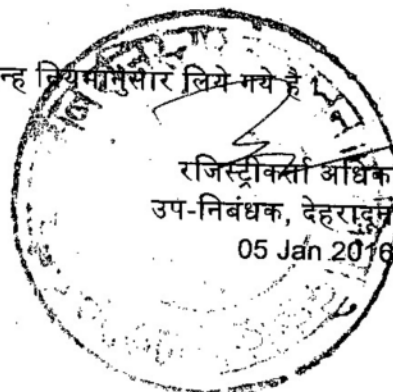
महेंद्र



[Signature]

यशवंदर सिंह

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

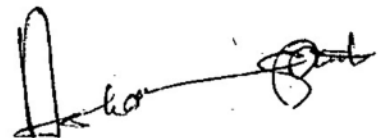
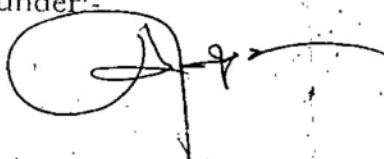


रजिस्ट्रार अधिकारी /
उप-निबंधक, देहरादून चतुर्थ
05 Jan 2016

- 5- That the seller at the cost of the purchaser shall do and execute all such acts, deeds and things as may be required for completing and more perfectly assuring the title of the demised land in favour of the purchaser and keeping the purchaser in possession and ownership thereof.
- 6- That in case of demised land or any part thereof is lost or goes out of the hands of the purchaser on account of any defect in the title of the seller, then the seller shall fully reimburse the purchaser upto the extent of the loss thus suffered.
- 7- That the seller and the purchaser do not belong to SC/ST.
- 8- That there is no prior agreement executed between the seller and the purchaser.
- 9- That the demised land is situate at a distance of more than 2 Kilometer far from main Haridwar Road.
- 10- That the Circle Rate of the said plot Rs. 10,000/- per Sq. Mtrs. and the stamp duty a sum of Rs. 36,200/- has been paid.
- 11- That the land hereby sold is situated within municipal limit.
- 12- That the sale consideration of the land is Rs. 4,68,763/- and as per Circle Rate value comes to Rs. 14,46,800/- on which 2.5% stamp duty a sum of Rs. 36,200/- has been paid which is the appropriate stamp duty.

SCHEDULE OF THE LAND

ALL THAT Additional Land of Plot No. S-4, B-227 area 144.68 Sq. Mtrs., Situated Defence Colony, Mauza Shahnagar, Pargana Parwa Doon, Dehradun, bounded and butted as under:-



321


East : Society land, S.M. 89 Ft.
 West : Plot S-4, B-227 (Owned Plot), S.M. 89 Ft.
 North : Society Land, S.M. 15 ft
 South : Society Land, S.M. 20 ft.

IN WITNESSES WHEREOF the Seller and the Purchaser have put their respective hands on this deed on the day, month and year first above written.


FINGER PRINTS OF THE PARTIES IN COMPLIANCE WITH SECTION 32-A OF THE REGISTRATION ACT, 1908

NAME AND ADDRESS OF SELLER - The Sainik Co-operative House Building Society Ltd. Defence Colony, Distt. Dehradun, Uttarakhand having its registration No. 744 vide order of the registrar co-operative societies, U.P., Lucknow dated 08-03-1967, Now Registered in Uttarakhand Cooperative Societies Act 2003 through its secretary COL. A.R.S. PANWAR (Retd.) S/o Late Shri Pratap Singh Panwar, R/o Defence Colony, Distt. Dehradun, Uttarakhand.

PRINTS OF THE LEFT HAND:-

Thumb	Index Finger	Middle Finger	Ring Finger	Little finger
				

PRINTS OF THE RIGHT HAND:-

Thumb	Index Finger	Middle Finger	Ring Finger	Little finger
				



SIGNATURE OF THE SELLER

322

-7-

NAME AND ADDRESS OF PURCHASER- Lt. Col. (Retd) Ashoka Gautam S/o Late Shri Durga Prasad Sharma, R/o S-4, B-227, Defence Colony, Dehradun.

PRINTS OF THE LEFT HAND:-



PRINTS OF THE RIGHT HAND:-



SIGNATURE OF THE PURCHASER

WITNESSES :-

1-
 Mahandra
 S/o Shri Radhay Shyam
 R/o Nalapani, Dhobighat,
 Dehradun
 DL. No. UK0720150009669

2-
 Yashvendar Singh
 S/o Shri Devinder Singh
 R/o 83-A, MDDA Colony,
 Indirapuram, Dehradun
 Voter ID No. ZMV0388637

Drafted by : **B.P. Kimothi** Advocate, Dehradun.
 Computer Typing : **Ganga Media Tec**, 12-B, Court Road, Dehradun

323

बही संख्या 1 जिल्द 2,457 के पृष्ठ 183 से 200 पर क्रमांक 95

पर आज दिनांक 05 Jan 2016 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ

05 Jan 2016

