



DESHABATI DESCRIPTION SALE DEED

51173

1. Consideration: Rs. 80,00,000 (Rupees Eighty Lac Only)
2. Market Value On Which: Rs. 14,67,000 (Rupees Fourteen Lac Sixty Seven Thousand Only)
3. Total Stamp: Rs. 2,36,000 (Rupees Two Lac Thirty Six Thousand Seven Hundred Only)
4. Main Area: Chidowah
5. Area: 376.06 Sq. Mts.
6. Place: Dehradun
7. Type of Property: Residential
8. Distance to main road: Property is situated more than 500 meters away from all the main roads.
9. Property: Khasra No. Khata No. 75 (Fasli Year 1416-1421), Khasra No. 99 & 100 (Society Plot No. 15)
10. Sellers: (1) **SHRI RAJ KUMAR SHARMA** son of Shri V. D. Sharma resident of T-8 Shivalik Apartment, Canal Road, Jakhan, Dehradun for self and as duly constituted attorney of (2) **SHRI SANJAY SHARMA** son of Late Shri P. C. Sharma resident of 5/2 Associate apartment, I. P. Extension, Delhi-91 (hereinafter called 'THE VENDORS') of the one part.
11. Purchaser: **SHRI SANJAY MITTAL** son of Shri T. D. Mittal resident of 57 Dispensary Road, Dehradun (hereinafter called the PURCHASER) of the other part.
12. Witnesses:
13. Pan No. Seller ~~402E P57927E~~ Purchaser **AJQPM947CK**
14. Total Pages: Pages.
15. Drafted By: Vijay Chandna Advocate

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 091693

DEED OF SALE

THIS DEED OF SALE is made on this 09th day of April, 2013 by (1) **SHRI RAJ KUMAR SHARMA** son of Shri V. D. Sharma resident of T-8 Shivalik Apartment, Canal Road, Jakhan, Dehradun for self and as duly constituted attorney of (2) **SHRI SANJAY SHARMA** son of Late Shri P. C. Sharma resident of 5/2 Associate apartment, I. P. Extension, Delhi-91 (hereinafter called '**THE VENDORS**') of the one part.

IN FAVOUR OF

SHRI SANJAY MITTAL son of Shri T. D. Mittal resident of 57 Dispensary Road, Dehradun. (hereinafter called the **PURCHASER**) of the other part.

(2)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 180156

WHEREAS All that land forming part of Khata No. 75 (Fasli Year 1416-1421), Khasra No. 99 & 100 (Society Plot No. 15) situated at Mauza Chidowali, Pargana parwa Doon, Dehradun alongwith some other land belonged to one Gangotri Awas Nirman Sehkari Samiti Ltd., having its registered head office at 286 Phase-I, Vasant Vihar, Dehradun having registration No. 1135/19.05.2000 having acquired the same from different persons.

(3)

[Handwritten signature]
Gangotri

रु.
10000

Rs.
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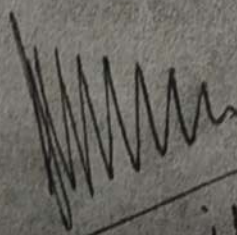
TEN THOUSAND RUPEES

UTTARAKHAND

A 1667

AND WHEREAS Later the abovesaid Gangotri Awas Nirman Sehkari Samiti Ltd., cut out the plots and allotted thereafter sold the same to its members as such the part of the plot No. 15 measuring 359.22 Sq. Mts. was sold to its member Shri P. S. Dangwal son of Late Shri Padam Singh Dangwal resident of R-14 Yamuna Colony, Dehradun vide sale deed dated 01.11.2004 duly registered in the office of Sub-Registrar, Dehradun at Book No. I, Volume 1337, Page 523, A. D. F. Book No. I, Volume 1439, Pages 955 to 964 at serial No. 7256 dated 01.11.2004.

(4)


Dangwal



उत्तराखण्ड UTTARAKHAND

A 180118
2

AND WHEREAS Further the abovesaid Gangotri Awas Nirman Sehkari Samiti Ltd., sold the remaining part of the Society Plot No. 15 measuring 16.84 Sq. Mts. of land to Shri P. S. Dangwal son of Late Shri Padam Singh Dangwal resident of R-14 Yamuna Colony, Dehradun vide sale deed dated 30.05.2007 duly registered in the office of Sub-Registrar, Dehradun at Book No. I, Volume 1937, Page 243 to 260 at serial No. 5718 dated 30.05.2007.

[Handwritten signature]
Prithvi

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 091618

AND WHEREAS Later the abovesaid Shri P. S. Dangwal sold the abovesaid property (hereinafter called the said property) morefully detailed in the schedule at the foot of this deed to the vendors vide sale deed dated 23.08.2007 duly registered in the office of Sub-Registrar, Dehradun at Book No. I, Volume 2061, Page 105 to 124 at serial No. 8095 dated 23.08.2007.

[Handwritten signature]
Jagdeep

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 180799

8 APR 2013

भारत सरकार
नं. 001

AND WHEREAS thus the Vendors became the owner in possession of the abovesaid property.

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.
10000

Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 10613

AND WHEREAS the vendor No. 2 has executed a his Power of Attorney dated 08.04.2013 regarding the said property in favour of vendor No. 1 which is duly registered in the office of Sub-Registrar, Dehradun at Book No. IV, Volume 45, Page 71 to 80 at serial No. 170 dated 08.04.2013. The said attorney is still in force and has not been revoked till date.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
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Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 180680

8 APR 2013

AND WHEREAS the Vendors have expressed their desire to sell said property by way of sale.

AND WHEREAS the Purchaser has expressed his desire to purchase the Said Property from the Vendors by way of Sale.

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 18095

उत्तराखण्ड

AND WHEREAS the vendors have agreed to sell the Said Property to the Purchaser for a Sale Consideration of Rs.80,00,000/- (Rupees Eighty Lac Only).

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 201816

AND WHEREAS the Vendors have assured the Purchaser that their title to the Said Property is clear, subsisting and transferable and that the Said Property is free from all the encumbrances, attachments, litigations, demands etc.

(11)

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.
10000

Rs.
10000

TEN THOUSAND RUPEES

INDIA

खण्ड UTTARAKHAND

A 16679

AND WHEREAS the parties to this deed do not belong to the scheduled caste or tribe.

AND WHEREAS there is now no impediment in the transfer of the Said Property by the Vendors to the purchaser by way of Sale.

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 091421

AND WHEREAS the value of the Said Property as per the Government prescribed rates is – value of land -Rs.3900/-X376.06=Rs.14,66,634/- say Rs. 14,67,000/- as per the Government Prescribed rates whereas the sale consideration fixed for the Said Property is Rs.80,00,000/-(Rupees Eighty Lac Only) which is more than the prescribed rate, thus, the appropriate Stamp Duty is being paid in the following manner :-

i)	Rs. 14,67,000/- x 5%	= Rs. 73,350/-
i)	Rs. 65,33,000/- x 2.5%	= Rs. 1,63,325/-
	Total	= Rs. 2,36,675/-
	Say	= Rs. 2,36,700/-

AND WHEREAS the Said Property being purchased is situated within the Nagar Nigam Area and as such it do not violates any provisions of The Uttaranchal (the Uttar Pradesh Zamindari and Land Reforms Act, 1950) (Adaptation and Modification Order, 2001) (Amendment) Act,2003.

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

PA 1660

NOW THIS DEED WITNESSETH AS HEREUNDER:-

1. That in consideration of a sum of Rs.80,00,000/- (Rupees Eighty Lac Only) paid by the Purchaser to the Vendors (the receipt of which all the Vendors doth hereby acknowledge) the Vendor as absolute owner of the Said Property, more fully described in the schedule at the foot of this Deed and hereby transfers, conveys and grants by way of SALE all the Said Property to the Purchaser and TO HAVE AND TO HOLD the same as absolute owner thereof, without any hindrance, interference or obstruction from the Vendors or any person or persons claiming through or under them.

[Handwritten signature]
[Handwritten name]



iv) Rs. 55,25,000/- (Rupees Fifty Five Lac Twenty Five Thousand Only) vide cheque No. 501520 dated 25.03.2013 drawn upon Punjab National Bank, Branch Astley Hall, Paltan Bazar, Dehradun. The above cheque has been issued by PNB Housing Finance Ltd., Shop No. 203, Laxmi Chambers, Rajpur Road, Dehradun.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 187856

25 MAR 2013

- b) That the title of the Vendors to the Said Property is clear, subsisting and transferable.

[Handwritten signature]
Jmilly

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
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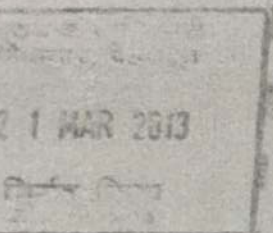


Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 169



- c) That the Said property is free from all sorts of encumbrances, liens, cess, demands etc.

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 091813

- d) That the Vendors has handed over the vacant physical possession of the Said Property to the Purchaser.

[Handwritten signature]

दस हजार रुपये

भारत

रु.
10000

Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड

A 16653

- e) That the Said Property hereby sold includes all rights, titles, easements, privileges and appurtenances pertaining to and connected with the Said Property.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 201926

30 MAR 2013

विजय विद्या
कलकत्ता 70001

- f) That all the taxes and charges etc. pertaining to the Said Property upto the date of the Sale Deed shall be the liability of the Vendors and hereinafter the same shall be borne by the Purchaser.
- g) That all the rights of the Vendor in the Said Property hereby stand transferred to the Purchaser.

[Handwritten signature]



- h) That the Vendors further undertake to execute all such documents and to do all such things as may be necessary for furthermore perfecting the title of the Purchaser to the Said Property.

[Handwritten signature]
[Handwritten name: J. M. S.]

रु.
10000

JUDICIAL
Rs.
10000



INDIA

TEN THOUSAND RUPEES

UTTARAKHAND

A 106087

- APR 2013
- i) That the costs of the stamp duty, registration charges and all other expenses incidental to the execution of the Sale Deed have been borne by the purchaser.
- j) That there is only one side road on the said property.

[Handwritten signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



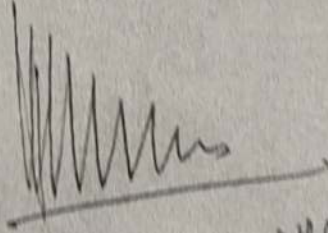
Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 180216

k) That in case the Purchaser is dispossessed from the Said Property or any part thereof on account of any defect in the title of the Vendors or their predecessor-in-title, then the Vendors shall be liable to indemnify the Purchaser to the extent of the loss suffered which also includes the cost of the improvements, if any, that may be effected hereinafter on the Said Property.


J. N. Nigam

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



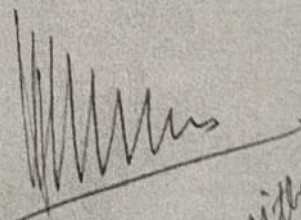
Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 180216

- k) That in case the Purchaser is dispossessed from the Said Property or any part thereof on account of any defect in the title of the Vendors or their predecessor-in-title, then the Vendors shall be liable to indemnify the Purchaser to the extent of the loss suffered which also includes the cost of the improvements, if any, that may be effected hereinafter on the Said Property.


J. N. Singh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तरांचल UTTARANCHAL

- 2 APR 2013

विजय

128725

- 1) That the expressions VENDORS and PURCHASER shall include their respective heirs, legal representatives and assigns.

[Handwritten signature]

एक हजार रुपये

रु.1000

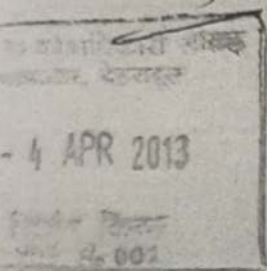


ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

A 748



SCHEDULE OF THE PROPERTY

All that land forming part of Khata No. 75 (Fasli Year 1416-1421), Khasra No. 99 & 100 (Society Plot No. 15) situated at Mauza Chidowali, Pargana parwa Doon, Dehradun measuring 376.06 Sq. Mts. bounded and butted as under :-

- North – Partly plot No. 16 & partly 9 Mts. wide road
- South – Land of others
- East – Society Plot No. 14
- West – Land of others

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

UTTARANCHAL

A 518004

Name and Address of the Sellers :- (1) **SHRI RAJ KUMAR SHARMA**
son of Shri V. D. Sharma resident of T-8 Shivalik Apartment, Canal Road,
Jakhan, Dehradun for self and as duly constituted attorney of (2) **SHRI**
SANJAY SHARMA son of Late Shri P. C. Sharma resident of 5/2
Associate apartment, I. P. Extension, Delhi-91

Left hand Thumb and Fingures Impression of the Sellers :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Right hand Thumb and Fingures Impression of the Sellers :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Signature of the Sellers

- Seller No. 1 for self and as attorney of seller No. 2

(27)

Sanjay Sharma

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

H 797137

Name and Address of the Purchaser :- **SHRI SANJAY MITTAL** son of
Shri T. D. Mittal resident of 57 Dispensary Road, Dehradun

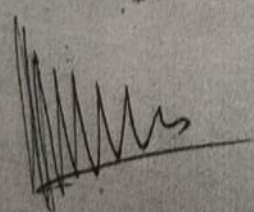
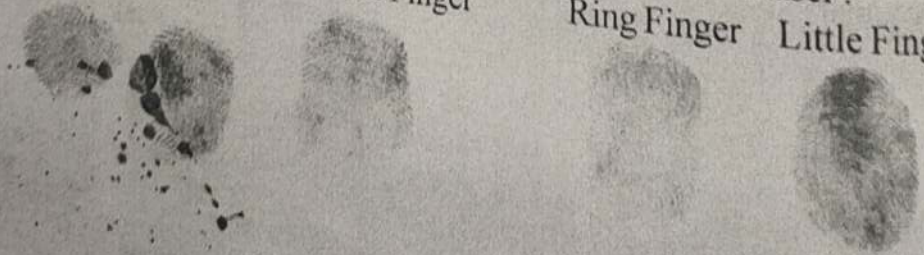
Left hand Thumb and Fingures Impression of the Purchaser :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Right hand Thumb and Fingures Impression of the Purchaser :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



(28)

Signature of the Purchaser

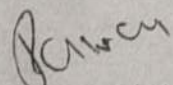


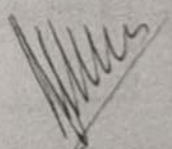
UTTARAKHAND

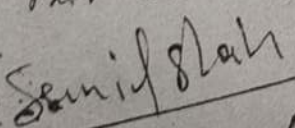
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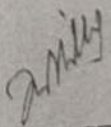
IN WITNESS WHEREOF the parties have signed this Deed on the date, month and year first above mentioned.

WITNESSES

1. 
Pawan Kumar
S/o Bhagwati Prasad
175 Raipur Road
Deekham, Bham
PAN - BYDPK 6031K


VENDOR

2. 
Sunil Shah
S/o Keeskundi Shah
H/o 64/4 Wager, Raipur
DL - UK 072012 0216399


PURCHASER

Drafted By Me and Typed In My Chamber Under My Dictation:
(29) VIJAY CHANDNA ADVOCATE

बही नम्बर 1 जिल्द 767 पृष्ठ 83 से 142

में नम्बर 1,702 पर आज दिनांक 09-April-2013

में रजिस्ट्री की गयी ।

उप निबन्धक (चतुर्थ) देहसादून



SITE PLAN OF ALL THAT LAND FORMING PART OF KHATA NO. 75 (FASLI YEAR 1416-1421), KHASRA NO. 99 & 100 (SOCIETY PLOT NO. 15) SITUATED AT MAUZA CHIDOWALI, PARGANA PARWADOON, DEHRADUN MEASURING 376.06 SQ. MTS.

VENDORS

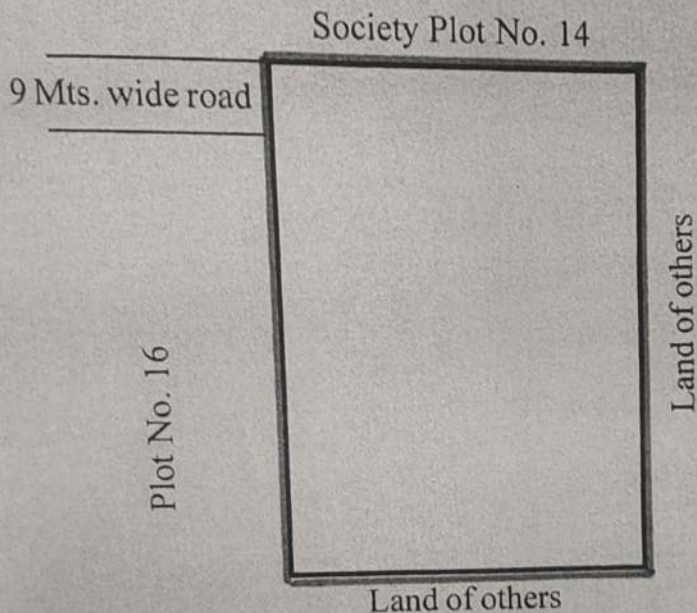
PURCHASER

- (1) SHRI RAJ KUMAR SHARMA for self and as duly constituted attorney of (2) SHRI SANJAY SHARMA
- SHRI SANJAY MITTAL

SOLD PART HAS BEEN SHOWN IN RED LINES

NOT TO SCALE

N



Vendor
Vendor No. 1 for self
and as attorney of
vendor No. 2

Purchaser *Sanjay*