



क्र. B 48139

10/12/7

SALE DEED

CONSIDERATION : Rs. 85,00,000/-
VALUATION AS PER : Rs. 63,51,000/-
CIRCLE RATE
STAMP DUTY PAID : Rs. 3,94,000/-
NO. OF STAMP SHEETS : 20
SITUATED : DEFENCE COLONY,
(SHAHNAGAR)
DEHRADUN.

WHEREAS I, WG. CDR. NISHITH BURMAN S/O LATE SHRI B.D. BURMAN, R/O A-1301, SAI RESIDENCY, OPP. IOC PETROL PUMP, BHIMRAD ROAD, ALTHAN, SURAT (GUJRAT), I AM THE OWNER OF THE LAND / PROPERTY DETAILED AT THE END OF THIS DEED AND I AM ALSO IN POSSESSION OF THE SAME, DO HEREBY SELL TO SMT. INDU RAWAT W/O LATE H/LT. SHIV SINGH RAWAT, R/O VPO UMRAO NAGAR, PADAMPUR, MOTADHAK, KOTDWAR, PAURI GARHWAL.

PAN OF SELLER : ABNPB6840K
PAN OF PURCHASER : AUVPR4754M

FOR CONSIDERATION OF: Rs. 85,00,000/-
RECEIVED AS FOLLOWS: Details in the deed.

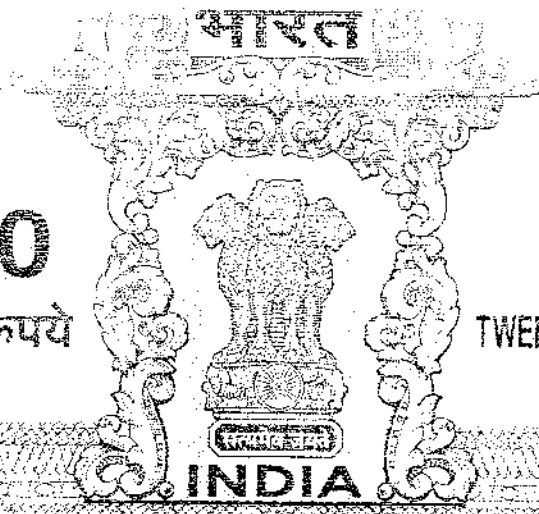
THE PROPERTY/ LAND IS FREE FROM ALL ENCUMBRANCES.
DETAILS OF LAND : As mentioned in the schedule at
the foot of this deed.

[Signature]

[Signature]



रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

232631 f

-2-

SALE DEED

This deed of sale is made on this the 20th day of Oct., 2015, between WG. CDR. NISHITH BURMAN S/O LATE SHRI B.D. BURMAN, R/O A-1301, SAI RESIDENCY, OPP. IOC PETROL PUMP, BHIMRAD ROAD, ALTHAN, SURAT (GUJRAT) (hereinafter called the Seller) of the one part.

IN FAVOUR OF

SMT. INDU RAWAT W/O LATE H/LT. SHIV SINGH RAWAT, R/O VPO UMRao NAGAR, PADAMPUR, MOTADHAK, KOTDWAR, PAURI GARHWAL (hereinafter called the Purchaser) of the other part.

20/10/15

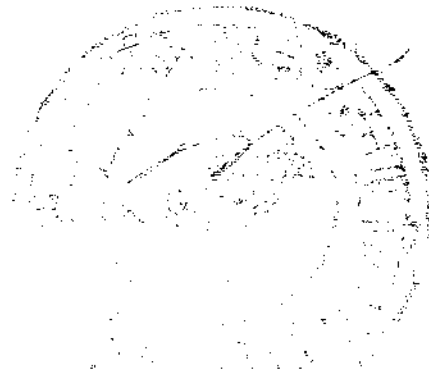
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SS and the Bureaucracy

~~Gift~~
2-15-45

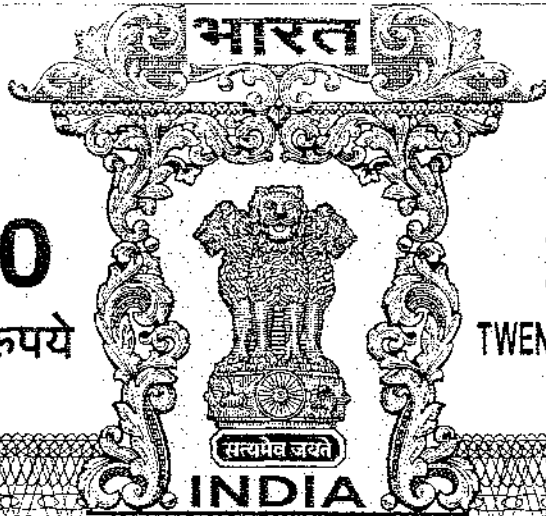


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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

राखण्ड UTTARAKHAND

239063

-3-

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

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बही संख्या 1 रजिस्ट्रीकरण संख्या 10127 वर्ष 2015

Sale (Immovable)
Sale (Residential Plot)

प्रतिफल रु : 8,500,000.00

मालियत रु : 6,351,000.00

रजिस्ट्रेशन शुल्क
रु 25,000.00

प्रतिलिपि शुल्क
रु 10.00

इलेक्ट्रॉनिक प्रोसेसिंग शुल्क
रु 480.00

कुल योग
रु 25,490.00

शब्द लगभग
1,000

श्रीमती इंदु रावत पत्नी श्री स्व शिव सिंह रावत निवासी वी पी ओ उमराओ नगर पदमपुर मोटाधाक कोटद्वार पौड़ी गढ़वाल ने आज दिनांक 20 Oct 2015 समय मध्य 5PM व 6PM को कार्यालय उपनिबन्धक देहरादून, चतुर्थ में प्रस्तुत किया।

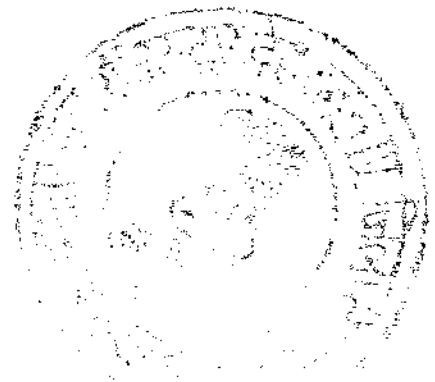
इंदु रावत
इंदु रावत

उपनिबन्धक
देहरादून, चतुर्थ
20-Oct-2015

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री निशीथ बरमन पुत्र श्री स्व बी डी बरमन निवासी ए- १३०१ साईं रेसीडेंसी अपोजिट आई ओ सी पेट्रोल पंप भीमराड रोड अल्थान सूरत गुजरात । ने विक्रय धन मुबलिय रु 8,500,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्रीमती इंदु रावत पत्नी श्री स्व शिव सिंह रावत निवासी वी पी ओ उमराओ नगर पदमपुर मोटाधाक कोटद्वार पौड़ी गढ़वाल । ने भी स्वीकार किया।

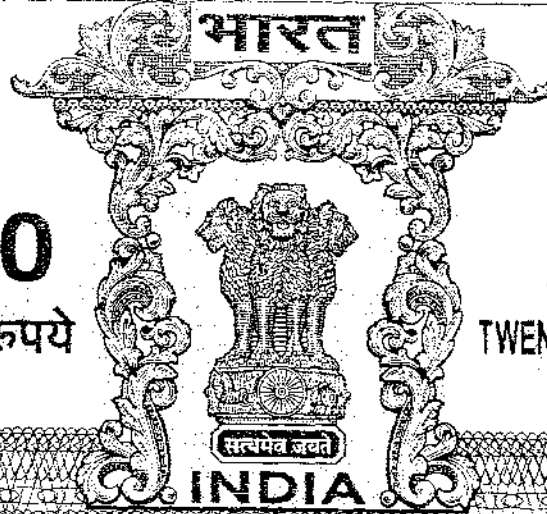
जितकी पहचान श्री राम कृष्ण सिंह पुत्र श्री स्व श्री योगम्बर सिंह निवासी सी -३ सी -१४० डिफेन्स कॉलोनी देहरादून तथा श्री अनूप कुमार रावत पुत्र श्री स्व शिव सिंह रावत निवासी वी पी ओ उमराओ नगर पदमपुर मोटाधाक कोटद्वार पौड़ी गढ़वाल ने की।

उपनिबन्धक
देहरादून, चतुर्थ
20-Oct-2015



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

239043

-4-

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, decisions of AGM/OGM and COM of the Society.

इन्डे २१४८

Deed

बही संख्या 1 रजिस्ट्रीकरण संख्या 10127 वर्ष 2015



निशीथ बरमन

इंदु रावत



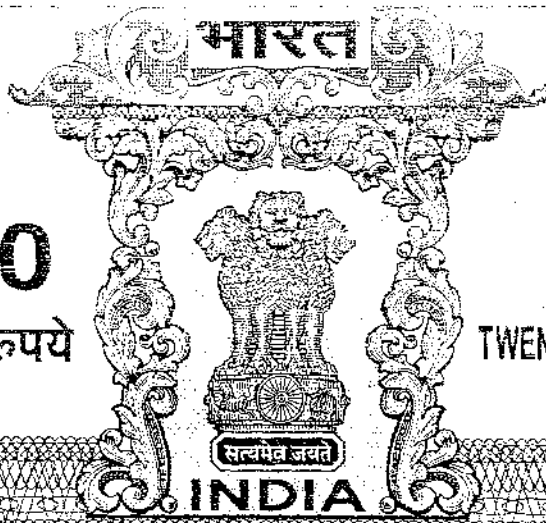
राम कृष्ण सिंह

अनूप कुमार रावत

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

रजिस्ट्रीकर्ता अधिकारी
उप-निबंधक, बेहराइन, चतुर्थ
20 Oct 2015

सु. 25000 पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

UTTARAKHAND

239965

-5-

AND WHEREAS the first party has agreed with the second party to transfer/sell the said plot fully described in the schedule hereinafter, free from all encumbrances, charges, demands and at the approved price of (circle rate 5400/- + 14 mtrs. wide road and charges 20% of current circle rate which come to Rs. 1080/- road per sq. mtrs. Total current rates 5400 + 1080 = 6480/- sq. mtrs. and both the parties have obtained sanction and permission for sale purchase from the Sainik Co-Operative Housing Society for the transfer of the said plot and both the parties have obtained sanction and permission letter No. SCHS/S-4-D-87/15/9077 dated 19-10-2015 for sale/purchase from the Sainik Co-operative Housing Society for the transfer of the said plot vide society.

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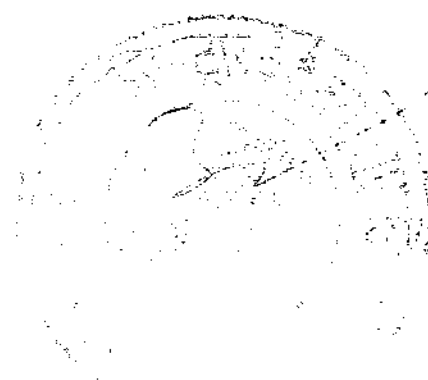


2/11/15

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20/11/15

MEETU
STAMP

DOET
DUN



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.

25000

पच्चीस हजार रुपये

Rs.

25000

TWENTY FIVE THOUSAND RUPEES



INDIA

उत्तराखण्ड UTTARAKHAND

239766

-6-

WHEREAS the purchaser has further agreed to construct the house on the said plot within the time specified in the Byelaws and it is also agreed that in case the purchaser fails to construct the house within three years/prescribed period laid down in Byelaws has to sell it under compelling circumstances. He will either surrender the plot to the Society or sell it to a person who is eligible to become member of the Society in accordance with Societies Byelaws.

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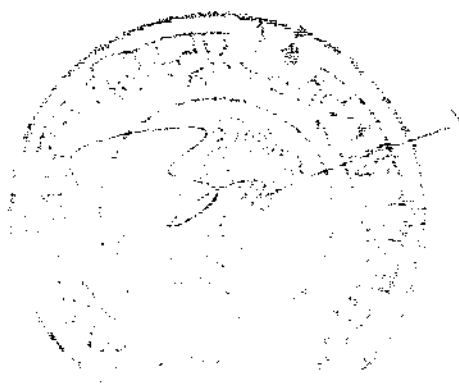
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मुख्य कार्यालयकारी
कोषागार देहरादून

20/5/5

nci.No.
Suman Agastya
Stamp Vendor
Debes Dutt

de



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.

25000

पच्चीस हजार रुपये

Rs.

25000

TWENTY FIVE THOUSAND RUPEES



INDIA

राखण्ड UTTARAKHAND

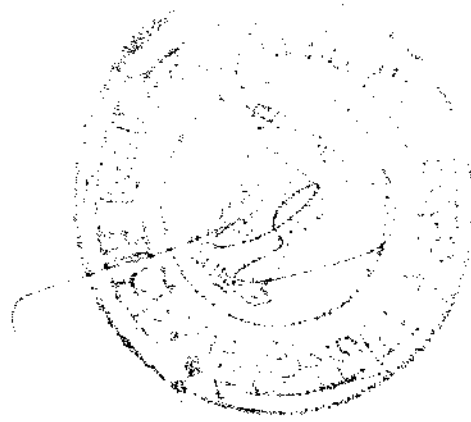
239724

-7-

WHEREAS the Seller is the sole and exclusive owner of the Property No. S-4, D-87 total area 1172 Sq. Yrds. or 980 Sq. Mtrs., situated at Mauza Shahnagar, (Defence Colony), Dehradun (more fully described in the schedule given at the end of this deed)

Dehradun

20/2 21/11

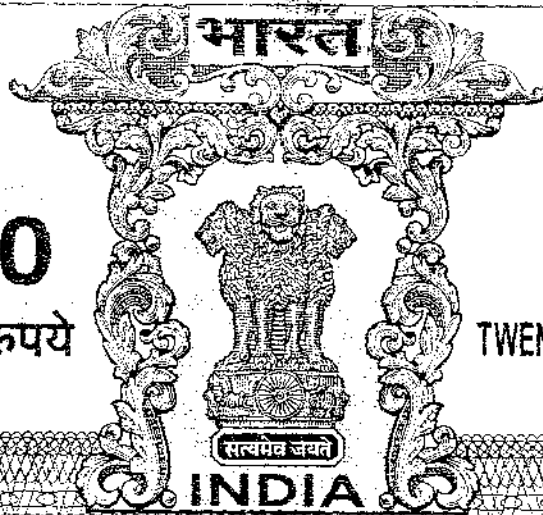


ASHWANI LAL
Stamp Verdict
Dehradun

100

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

239788

-8-

That the Seller purchased the said plot vide Sale deed dated 28-07-1982 from The Sainik house Building Society Ltd. Dehradun through its Secretary Capt Mohar Singh S/o Shri Laturia Ram, which is duly registered in the office of sub registrar Dehradun in Book no. 1 Vol. 1946 Page 63 ADFB No. 1 Vol No. 1948 Pages 75 to 82 document no. 5736 dated 03-09-1982.

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मुख्य कोषाधिकारी
कायानगर देहरादून

15 OCT 2015

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Dinesh Agarwal
Stamp Vendor
Delhi Gun

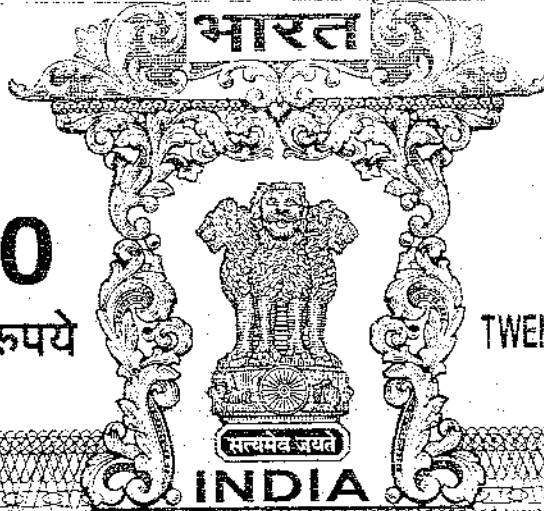


भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

राज्य उत्तराखण्ड

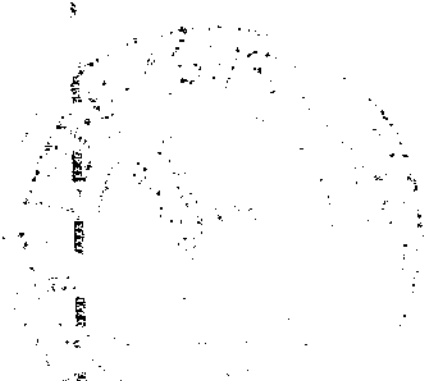
238881

-9-

AND WHEREAS, the Seller intends to transfer the said house/property (more fully described in the schedule given at the end of this deed) in favour of the purchaser for a price of **RS. 85,00,000/- (EIGHTY FIVE LACS ONLY)** free from all sorts of encumbrance, liens, charges, demands, litigations, court injunctions or other attachments, bail or mortgage previous sales, dispute, gifts, Wills, exchange etc.

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

खण्ड UTTARAKHAND

238937

-10-

NOW THIS DEED WITNESSETH AS UNDER:

- 1- That in pursuance of the said agreement and in consideration of a sum of **RS. 85,00,000/- (EIGHTY FIVE LACS ONLY)** the seller has been paid by the purchaser in the following manner:-
 - a. Rs. 5,00,000/- through RTGS in account no. of seller 001301519971 ICICI Bank dated 30-06-2015
 - b. Rs. 10,00,000/- through RTGS in account no. of seller 02620100018849 Bank of Baroda, dated 30-06-2015
 - c. Rs. 18,56,560/- through Telex transfer in seller account no. 915010029576520 Axis Bank, dated 16-09-2015
 - d. Rs. 5,38,530/- through Telex transfer in account no. of Seller 915010029576520 Axis Bank, dated 29-09-2015

इन्फु रावत

मुख्य कोषाधिकारी
कोषागार देहादून

19 OCT 2015

20

4/10/15

H.A. SINGH
STAMP VENDOR
GANDHI 13-11-15 H.A. SINGH, D.Dun.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

खण्ड UTTARAKHAND

239916

-11-

- e. Rs. 4,60,000/- through Telex transfer in account no. of Seller 915010029576520 Axis Bank, dated 30-09-2015
- f. Rs. 24,50,000/- through RTGS in account no. of Seller 915010029576520 Axis Bank, dated 19-10-2015
- g. Rs. 16,94,910/- through RTGS in account no. of Seller 915010029576520 Axis Bank, dated 20-10-2015

Signature

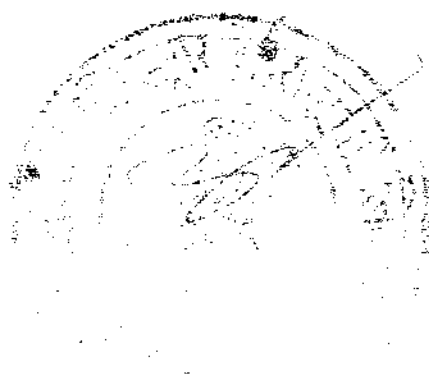
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19/10/19

20th Nov 1919 1st 2nd

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signed
by the
owner

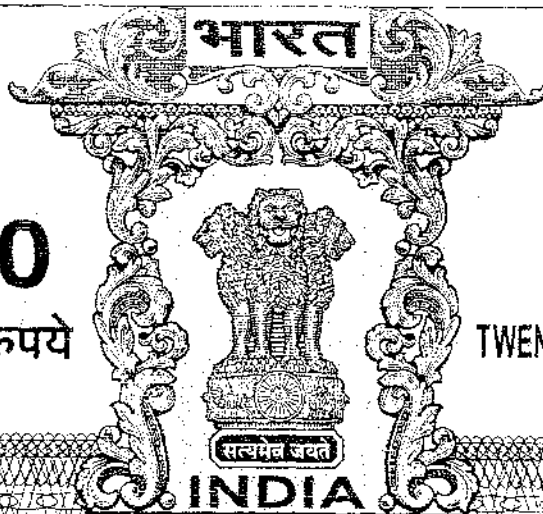


भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

238019

-12-

The receipt whereof the seller do hereby acknowledges towards the full and final satisfaction of the sale consideration and the seller doth hereby conveys, transfers, alienates and assigns all that demised 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.

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

238853

-13-

2-

That the seller has 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.

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उत्तराखण्ड न्यायिक
कोषागार देखावा

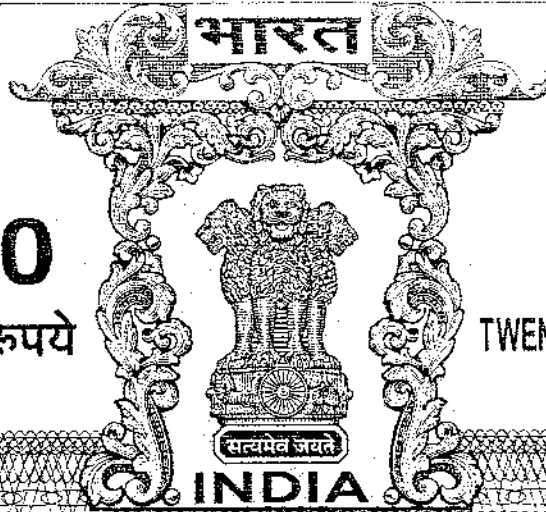
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

खण्ड UTTARAKHAND

238851

-14-

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.

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.

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कोषागार देहादून
कोषाधिकारी

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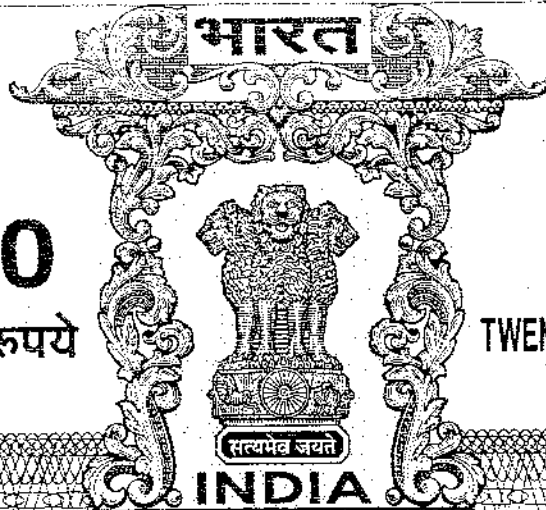


भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

UTTARAKHAND

239072

-15-

- 6- That in case of demised land or any part thereof goes out of the hands of the purchaser or the purchaser suffers any loss on account of any defect in the title of the seller or on account of any undisclosed facts, then the seller shall fully reimburse and compensate the purchaser upto the extent of the loss thus suffered.
- 7- That there is no prior registered agreement between the parties.
- 8- That the seller and the purchaser do not belong to SC/ST.
- 9- That the demised land is situated at a distance of 2 Kilometers far from main Haridwar Road.

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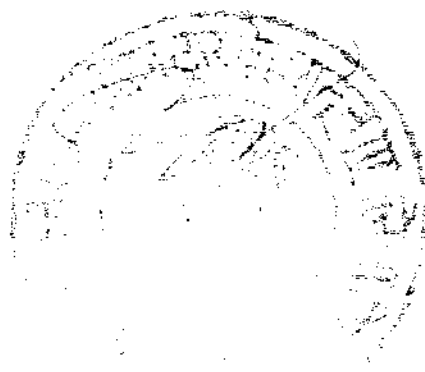
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29/10/15

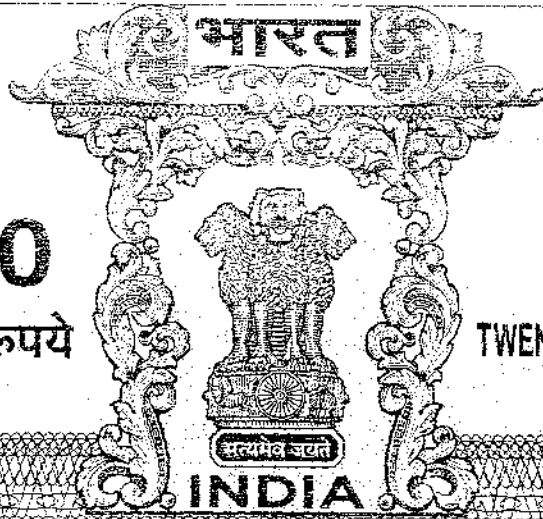
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रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

खण्ड UTTARAKHAND

222067

-16-

- 10- That the land hereby sold is a part of housing Colony, already approved by UP Govt. Town and Village Planning Department, Lucknow and sanctioned by the improvement Trust Authorities, Dehradun and the seller was entitled for the use of the common roads, common passages and parks as shown in approved map. She was also entitled to all the amenities and facilities as per the approved plan, from today onwards the purchaser will have a right to use and enjoy all the above amenities and facilities.
- 11- That the Purchaser shall be responsible to follow, obey and comply all the rules, restrictions and conditions as laid by the said society in its Bye-Laws.
- 12- That the land hereby sold is situated within Nagar Nigam limit.

[Signature]

[Signature]

मुख्य कोषाधिकारी
उत्तराखण्ड न्यायिक

Indira Gandhi

2

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19/10/15

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19/10/15



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

पन्द्रह हजार रुपये



FIFTEEN
THOUSAND RUPEES

Rs.
15000

उत्तराखण्ड UTTARAKHAND

171677

-17-

- 13- That the total area of the sold land is 980 sq. mtrs as per circle rate the value of land comes to Rs. 52,92,000/- (980 x 5400 = 52,92,000). The plot situated on one side 14 mtrs. wide road, therefore the valuation of land after appreciation by 20% of Rs. 52,92,000/- comes to Rs. 63,51,000/- As per circle rate valuation of said plot is 63,51,000/- and sale consideration of said plot is Rs. 85,00,000/-. The Stamp Duty of Rs. 3,94,000/- has been paid on it in the following manner:-

Rs. 25,00,000 @ 3.75%	=	Rs. 93,750/-
Rs. 60,00,000 @ 5 %	=	Rs. 3,00,000/-
Total Stamp Duty	=	Rs. 3,94,000/-

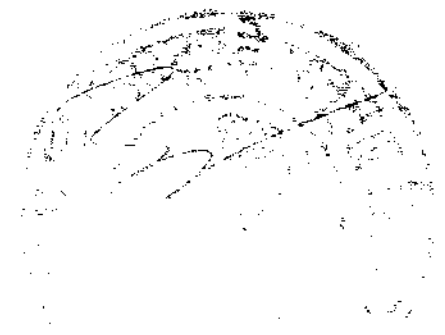
- 14- Whereas the TDS has been paid by vide Challan No. 00406 dated 20-10-2015 PNB reference no. 55410539

[Signature]

[Signature]

564
19/10/15

25/10/15
S. S. CHANDRA
STAMP VENDOR
No. 17, C. P. C. Road
Madurai, Tamil Nadu





उत्तराखण्ड UTTARAKHAND

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-18-

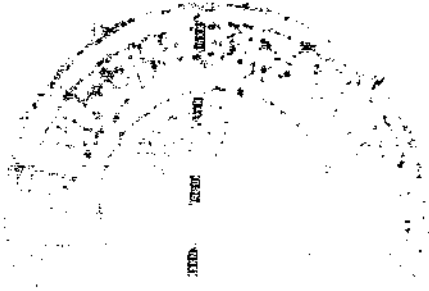
SCHEDULE OF THE PROPERTY

ALL THAT Society Plot No. S-4, D-87 total area 980 Sq. Mtrs. or 1178 Sq. Yrds, situated at Defence Colony Mauza Shahnagar, Defence Colony, Pargana Parwadoon, District Dehradun, bounded and butted as under:-

- | | |
|---------|---|
| East - | Plot No. S-4, D-86, side measuring 144 ft |
| West - | Plot No. S-4, D-88, side measuring 145 ft |
| North - | Plot No. S-4, D-84, side measuring 73 ft 6 inch |
| South - | 14 mtrs. wide Road, side measuring 72 ft 6 inch |

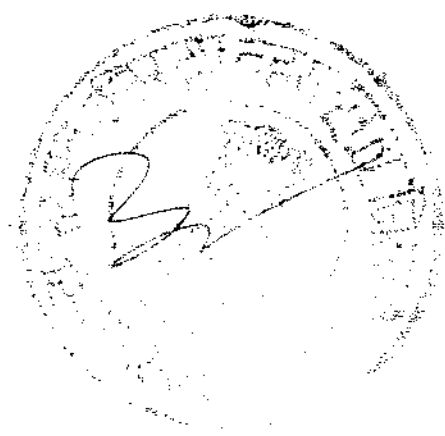
Dehra 1

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SUBHASH CHANDRA
STAMP VENDOR
11 No. 17 Court Compound
D. 2000 MCH. 309 12-15-14



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

खण्ड UTTARAKHAND

C 413661

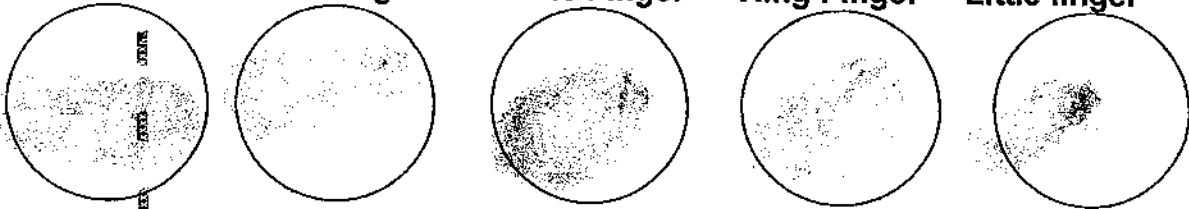
-19-

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

NAME AND ADDRESS OF SELLER – WG. CDR. NISHITH BURMAN S/O
LATE SHRI B.D. BURMAN, R/O A-1301, SAI RESIDENCY, OPP. IOC PETROL
PUMP, BHIMRAD ROAD, ALTHAN, SURAT (GUJRAT)

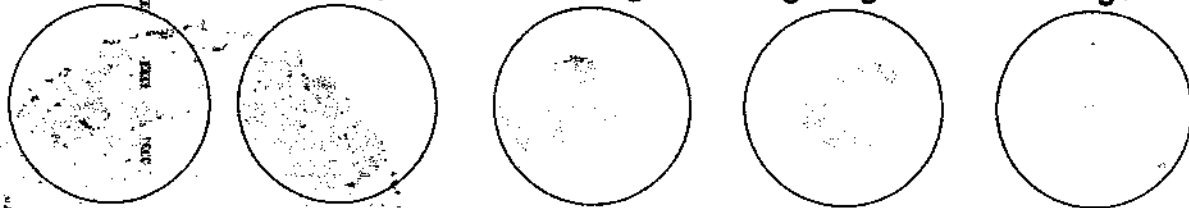
PRINTS OF THE LEFT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



PRINTS OF THE RIGHT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



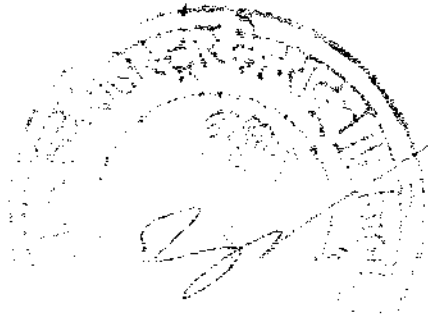
सत्यमेव जयते

SIGNATURE OF THE SELLER

86512

19/10/15

829
SUDHAKSH CHANDRA
STAMP VENDOR
Lic. No. 17, Court Compound,
Dharmapuri Sub. 0554241513



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तराखण्ड UTTARAKHAND

C 413659 d

-21-

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.

[Signature of Seller]

SIGNATURE OF SELLER

[Signature of Purchaser]

SIGNATURE OF PURCHASER

WITNESSES :-

1- *[Signature]*
Ram Krishan Singh
S/o Late Shri Yaugamber Singh
R/o S-3, C-140, Defence Colony
Dehradun
Aadhaar No. 5059 8628 7650

2- *[Signature]*
Anup Kumar Rawat
S/o Late Shri Shiv Singh Rawat
R/o VPO Umrao Nagar, Padampur,
Motadhak, Kotdwar, Pauri Garhwal.
DL No. UA0720070013815

[Signature]
Drafted by : B.P. KIMOTHI Advocate, Dehradun.

Computer Typing : GANGA MEDIA TEC, 12-B, Court Road, Dehradun

[Signature]

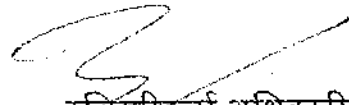
[Signature]

565/19
19/10/15

SUBHARACHANDRA
STAMP VENDOR
Plot No. 17 Court Compound,
D-10 South West, 2200651578

बही संख्या 1 जिल्द 2,242 के पृष्ठ 205 से 252 पर क्रमांक 10127

पर आज दिनांक 20 Oct 2015 को रजिस्ट्रीकरण किया गया।



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
20 Oct 2015

