

10094
3080/12

SALE DEED

Relevant Particulars

1. Consideration : Rs. 50,00,000/-
2. Market value on which Stamp duty paid : Rs. 50,00,000/-
3. Stamp Duty : Rs. 4,80,000/-
4. Avas Vikas Duty : Included
5. Total Stamp Duty Paid : Rs. 4,80,000/-
6. Main Locality : Within Municipal Limits of Dehradun
7. Locality : Moti Bazar, Dehradun.
8. Particulars of the property : All that Property bearing No. 48 (New No. 119/48), Moti Bazar, Dehradun, measuring 88.16 Sq.Mtrs, out of which covered on lower ground Floor is 38.17 Sq.Mtrs, & covered area on Ground Floor is 73.50 Sq.Mtrs.
9. Kind of Property : Abadi property
10. Circle rate : Rs. 8500/- per Sq. Mtrs.
11. Distance : Situated on Moti Bazar Road, Dehradun.
12. Name and address of Seller : Shri Mahendra Singh S/o Shri Bishan Singh R/o 403, Guru Nanak Enclave, Race Course, Dehradun (PAN No. AE9PS0964K).
13. Name and address of Purchaser: Smt. Ruchika Minocha W/o Shri Sanjay Minocha R/o 119, Indra Nagar, Dehradun (PAN No. AM1 PM 2459 H).
14. Number of Stamp Sheet : 48 Sheet
15. Drafted by : Sanjay Sharma, Advocate, Dehradun



मुख्य कार्यालय

उत्तरांचल

359557

29 OCT 2007

देहरादून (वर्तमान)

SALE DEED

THIS DEED OF SALE is made on this 30th day of October, 2007 by Shri Mahendra Singh S/o Shri Bishan Singh R/o 403, Guru Nanak Enclave, Race Course, Dehradun (PAN No. AE4 PS 0 964 K) (hereinafter called the Seller) of the one part;

IN FAVOUR OF

Smt. Ruchika Minocha W/o Shri Sanjay Minocha R/o 119, Indra Nagar, Dehradun (PAN No. AMIPM2459H) (hereinafter called the Purchaser) of the other part;

The terms "Seller" and "Purchaser" wherever used hereinafter unless repugnant to the context be always deemed to have included their respective heirs, legal representatives, assigns, administrators etc.

WHEREAS Seller had acquired Property mentioned in Schedule from his father Shri Bishan Singh S/o Shri Nanak Singh R/o 48, Moti Bazar, Dehradun vide Gift deed dated 01.06.1983 duly registered in the office of Sub-Registrar, Dehradun in Book No. I, Vol. 2054, Pages 183/186, A.f.d. Book No. I, Vol. 2487, Pages 353/354 at serial no. 4188 dated 08.06.1983.

Ruchika
Minocha

149



★ ★ ★ मुख्य कोषाधिकारी
उत्तरांचल
उत्तरांचल-UTTARANCHAL
129 OCT 2007
रिजर्व बैंक (उत्तरांचल)
K-1007-1008

WHEREAS Shri Bishan Singh had purchased the said property from Shri

Shri Bishan Singh
Uttaranchal

10000 रु.

भारतीय न्यायिक

Rs.10000

10000 रु.

Rs.10000

10000 रु. Rs.10000

10000 रु. Rs.10000

दस
हजार रुपये

RUPEES
TEN THOUSAND

10000 रु.

Rs.10000

भारत INDIA

INDIA NON JUDICIAL

मुख्य कोषाधिकारी,
उत्तरांचल-UTTARANCHAL
कोष माला - 01

359525

29 OCT 2007

विषय (उपविभाग)
2007-2008 ++

L. Anand Singh S/o Shri L. Balbir Singh R/o Hanuman Chowk, Dehradun

L. Anand Singh
Dehradun

150



विकास अधिकारी ★
उत्तरांचल ★
UTTIARANCHAL

359526

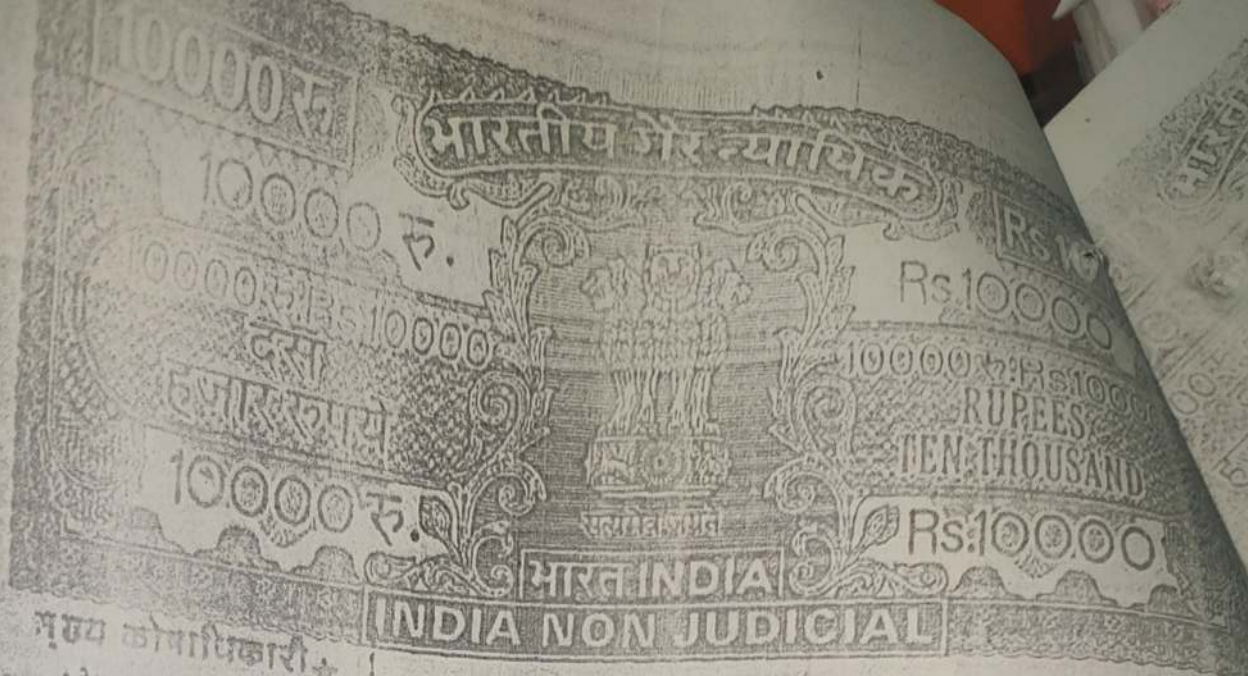
9 OCT 2007

पद (संख्या)
2032-1-10-11

vide Sale deed dated 21.01.1953 duly registered in the office of Sub-Registrar, Dehradun in Book No. I, Vol. 439, Pages 162/165.

Handwritten signature and text:
Sachin...
Mahendra Lal

151



मुख्य कोषाधिकारी
उत्तरांचल
UTTARANCHAL

29 OCT 2007

देहरादून (उत्तरांचल)

3595

AND WHEREAS the said property is free from all sorts of encumbrances, lien, charges, demand, litigation, proceeding or acquisition etc. The seller has not raised any loan from any financial institution against deposit of

Devi...
...



मुख्य कोषाधिकारी
उत्तरांचल
को. संख्या - 01

359564

9 OCT 2007

भारत (उत्तरांचल)

x 8007-3006 ++

title deed of the said property. Meaning thereby the property morefully
described in scherdule is clear.

Handwritten signature
M. K. Singh

52

Rs.10000

10000 रु. Rs.10000

हजार रुपये

100000 रु.



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

10000 रु. Rs.10000

RUPEES
TEN THOUSAND

Rs.10000

उत्तरांचल कोटाधिकारी

उत्तरांचल UTTARANCHAL

पत्र संख्या - 01

29 OCT 2007

भारत (उत्तरांचल)

xx 2007-2009 1+

359527

AND WHEREAS the Purchaser had approached the seller to Purchase the said property (morefully described in the schedule) for a sum of Rs.

Pushi...
notarisation Sir



मुख्य कोषाधिकारी
उत्तरांचल
29 OCT 2007

359529

NOW THIS DEED WITNESSTH AS UNDER

1. That in consideration of sum of Rs. 50,00,000/- (Rupees Fifty Lakh only) has been paid/is being paid to the seller in the following manner-

Suchi...
notarisation

153



INDIA NON JUDICIAL

★ ★ मुख्य कोषाधिकारी ★
उत्तरांचल UTTARANCHAL
कोष मन्त्रालय - DI

359532

29 OCT 2007

अनुपम
२२/१०/०७

a. Purchaser has already paid Rs. 50,000/- (Rupees Fifty Thousand only) vide Cash.

Luchi
materialiser



मुख्य कार्यालयी ★
उत्तरांचल ★
पिन कोड - 01 ★
79 OCT 2007
पिन - (उत्तरांचल)
2007-2008 ++

359648

(b) Rs. 2,00,000/- (Rupees Two Lakh only) vide Cheque No. 87
79.8.1..... dated 2.10.07... payable at PNB, Yamuna Colony,
Dehradun.

Ruchi
Handwritten signature

154



यह छोटाधिकारी ★
उत्तरांचल
पंजा - 01 ★
OCT 2007
(सुकरावत)
07-2008 ++

359523

(c) Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand only) vide
Demand Draft No. 363125 dated 15.10.2007 payable at PNB,
Tilak Road, Dehradun.

P. L. Singh
Director



मुख्य कार्यालयी
महानगर
उत्तरांचल
29 OCT 2007

359528

50,00,000/- (Rupees Fifty Lakh only) and the seller has agreed to sell the said property for the above mentioned sale consideration, free from all charges, encumbrances and liens etc.

Luchi
malanahar Sah

155



उत्तरांचल
UTTARANCHAL

पृष्ठ - 01

CT 2007

(संलग्न)

359549

- (d) Rs. 40,00,000/- (Rupees Forty Lakh Only) vide Demand Draft No. 000024000/399361 dated 29.10.2007 payable Punjab National Bank, Karanpur, Dehradun, which is issued against

Dr. L. K. Singh
Secretary

156



भारत
उत्तरांचल
29 OCT 2007

the housing loan account of the Purchaser. The receipt of the same is acknowledged by the seller herewith. The seller transfers

P. K. Singh
P. K. Singh



1475
UTTARANCHAL
- 21 -
OCT 2007
(संशोधन)
08 + +

338814

by way of absolute sale the said property described in the
schedule below UNTO the Purchaser for ever.

Richi...
...

157



उत्तरांचल
UTTARANCHAL

190642

2. That the seller hereby convey, transfer, assign by way of absolute sale UNTO and to the use of the Purchaser, all that demised property

[Handwritten signature]
[Handwritten signature]



दीनदिकारी★
UTTARANCHAL
संख्या - 01 ★
OCT 2007
न (सततचण्ड)
07-2008 ++

359524

with all rights of easements, privileges, interest whatsoever attached
of belonging of otherwise appurtenant thereto or attached therewith
or reputed to be as part thereof and all the rights, title, interests,

P. L. Chakraborty
mohammed sk

158



मुख्य कोषाधिकारी
गोरखपुर, UTTARANCHAL
कोड संख्या - 01

29 OCT 2007

359534

claims, demands of whatsoever nature of the seller of the demised property and every part thereof UNTO and to the use of the Purchaser absolutely and forever.

Pucki
Managerial Firm



मुख्य कोषाधिकारी
उत्तरांचल
संख्या - 01
10 OCT 2007
हरद्वार (उत्तरांचल)
EX 2007-2008

359535

3. That the seller hereby covenant with the Purchaser as under:-
- (a) That the demised property is free from all sorts of encumbrances, charges, liens, demands, claims or any kind

P. K. Chandra
malancha sor

159



मुख्य कोषाधिकारी ★
राजस्थान UT FARANCHAL
संख्या - 01 ★
29 OCT 2007
राहुत (उत्तराखण्ड)
2002-2003 + +

359536

of attachment, bank/financial institution/corporation/ society
loan against deposit of original sale deed. All the taxes, cesses,

P. K. Singh
W. K. Singh

160



मुख्य कोषाधिकारी ★
मोचिहट्टारANCHAL

कोड संख्या - 01 ★

29 OCT 2007

सहस्र (हजार)

rent and any kind of charges or dues whatsoever payable in
respect of the demised property are paid upto the date of

P. K. H.
materialist



मुख्य कार्याधिकारी
भारतीय नोट-प्राधिकार
कोट संख्या - 01

359539

29 OCT 2007

महानगर (उत्तरांचल)

sale by the Seller. The liability to pay such dues shall hereinafter be that of the Purchaser. If at any time the Purchaser is made to pay any such tax etc. or any amount

P. K. Singh
M. K. Singh

161

[Red mark]



उत्तरांचल
19 OCT 2007

359541

whatsoever payable by the seller in respect of the demised property, the Purchaser shall have the right to recover the

Pucki...
make due set

162

100000 रु.

100000 रु. 100000

हजार रुपये

100000 रु.

समयवन्त

भारत INDIA

INDIA NON JUDICIAL

Rs.100000

100000 रु. 100000

RUPEES

TEN THOUSAND

Rs.100000

मुख्य कोषाधिकारी *

उत्तरांचल UTTARANCHAL

महंगा - 01

29 OCT 2007

विप्लव (नगराध्यक्ष)

2007-2008 + +

359543

same from the seller from his moveable or immoveable property(ies).

Ruchi...

... 24 ...



मुख्य कोषाधिकारी
उत्तरांचल UTTARANCHAL
काह मक्या - 01
129 OCT 2007
देहरादून (उत्तराखण्ड)
xx 2007-2008

(b) That the physical vacant possession of the property has been delivered to the Purchaser by the seller today. The Purchaser

P. K. Singh
Member

163



*** मुख्य अधिकारी ***
उत्तरांचल UTTARANCHAL
कोट नं. 01
29 OCT 2007
देहरादून (उत्तरांचल)
XX 2007-2008

shall hereafter at all times, be fully entitled to enjoy the said
property in any manner she may like without any hindrance.

Lucy
malesher



कोषाधिकारी
HITTARAD CHAL
संख्या - 01
★
OCT 2007
(हस्ताक्षर)
CC-2007-44

359546

interruption, claim or demand from the Seller or any other person claiming under through or intrust from him. The seller

Handwritten signature:
Luchi
m. d. a. son

164

10000 रु.

10000 रु.

10000 रु. 10000

हजार रुपये

10000 रु.

भारत INDIA

INDIA NON JUDICIAL

Rs 100

10000 रु.

RUPEES
TEN THOUSAND

Rs. 10000

गोपनीय नॉन जूडिशियल

देहरादून

होम संभाग - 01

29 OCT 2007

हस्ताक्षर (सह-प्रमाणित)

XX

359547

all times hereafter on the request and cost of the Purchaser,
shall do and execute or cause to be done executed all such

Prachi
Prachi



कोषाधिकारी,
UTTARANCHAL
संख्या - 01

359550

7 OCT 2007

acts, deeds, matters or things whatsoever, share, possession
by seller for the better and more perfectly assuring the

Handwritten signature:
Luchi
Anand Kumar Singh

10000 रु.

सत्यमेव जयते

भारत INDIA

Rs. 10000

INDIA NON JUDICIAL

मुख्य कार्यालय

देहरादून

उत्तरांचल UTTARANCHAL

29 OCT 2007

359551

demised property and every part thereof unto the Purchaser
in the manner aforesaid as shall and may reasonably be
required.

Purchaser
reuben for



10000 रु. RS. 10000

दस
हजार रुपये

10000 रु.

भारत INDIA

INDIA NON JUDICIAL

Rs. 10000

10000 रु.

RUPEES
TEN THOUSANDS
Rs. 10000

उत्तरांचल UTARANCHAL

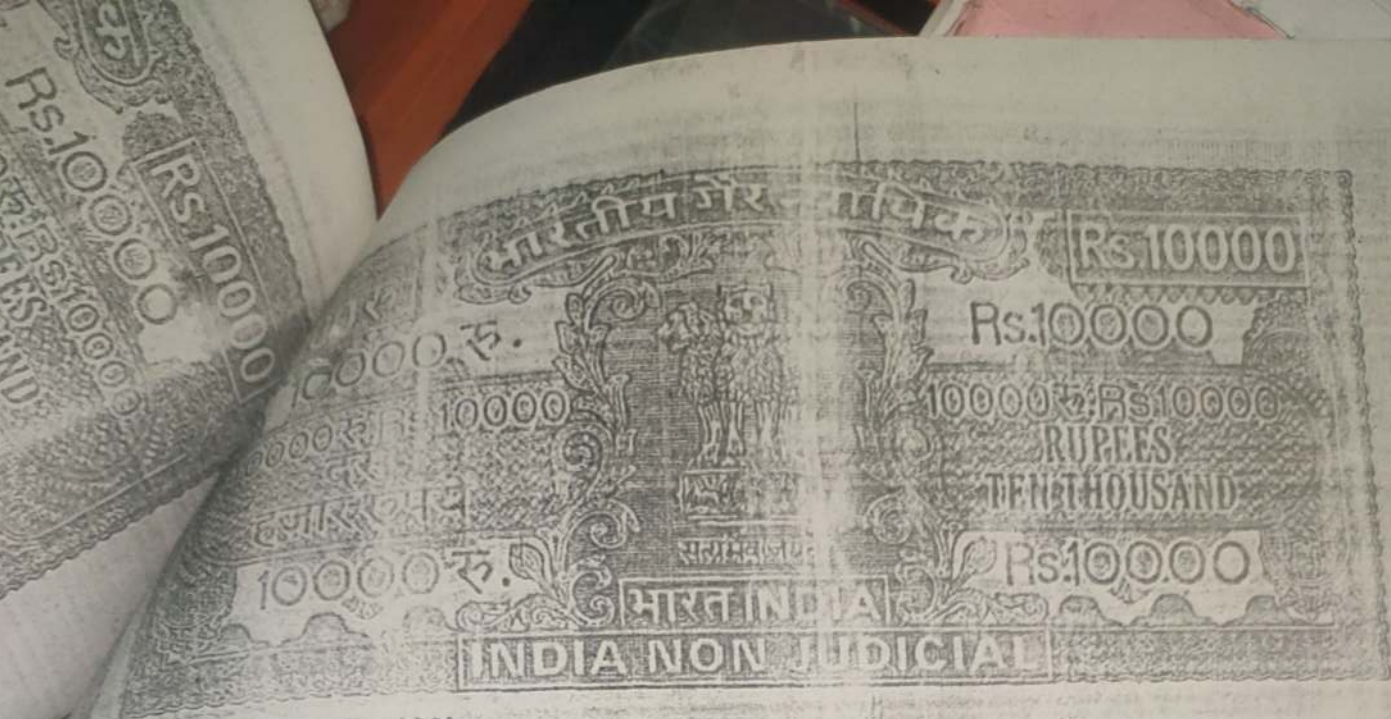
को. मं.पा. - 01

29 OCT 2007

देहरादून (उत्तरांचल)

under any charge or lien. The seller possess unrestricted
right to transfer the demised property and his right to do so

Poochi
m. l. d. s.



उत्तरांचल UTTARANCHAL
देहरादून
कोट नं. 01
29 OCT 2007
देहरादून (उत्तरांचल)

359554

subsist. If at any time hereafter the Purchaser is deprived of
the whole or any part of the demised property for want of

Puck
malin...

167

10000 रु.

10000 रु. 10000

दस
हजार रुपये

10000 रु.

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Rs.10000

10000 रु. 10000

RUPEES
TEN THOUSAND

Rs.10000

मुख्य कोना: रा.★
जिला: **UTTARANCHAL**

27 OCT 2007

359561

प्राप्त (जलसा)

title, right or interest of the seller in the demised property or
their competency to transfer, convey and assign the same

Devi...
...



*** मुख्य कोठी *** श्री,
जारांचल, **UTTARANCHAL**

35955

29 OCT 2007

बैठक (सामान्य)
EX 1200-0000 ++

for any reasons whatsoever, the seller will be liable to indemnify
the Purchaser and the Purchaser shall have the right to

Dr. Lachin
member of the bar

168

100000 रु.

100000 रु. 100000

दस

हजार रुपये

100000 रु.

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Rs. 100000

100000

RUPEES

TEN THOUSAND

Rs. 100000

मुख्य कोषा

गुवाहाटी नगरपालिका

कोड संख्या - 02

29 OCT 2007

359560

गुवाहाटी (नगरपालिका)

recover the whole or proportionate amount of the consideration
as the case may be, together with all costs of improvements
and expenses incurred by Purchaser.

Luchi...
...



मुख्य कोषाधिकारी
देहरादून
उत्तरांचल

359

29 OCT 2007

4. That there is no case under Sec.5(3), 10(3) and Sec 20 of Urban Property Ceiling Act 1976 pending before any Authority or Court of law.

Pinchi...
...

169



UTARANCHAL
08 ++

359565

5. The land situated within Municipal limit of Dehradun, hence there is no violation of Uttaranchal Act. No. 29/2003.

Suchi...
Uttaranchal

170



मुख्य अधिकारी
तराई उत्तरांचल
कोड संख्या - 01

359566

29 OCT 2007

देहरादून (उत्तराखण्ड)
x 2007-2008 ++

6. That the said property is situated at Moli Bazar, Dehradun. The said

Handwritten signature
M. K. Singh