

74368

5296/2022

SALE DEED



Sale Consideration at which the stamp duty is being paid	Rs. 84,00,000/-
Government Value as per circle rate	Rs. 34,31,000/-
Stamp Duty	Rs. 4,20,000/-
E Stamp Number	IN-UK01213044315982U
Area	Within Nagar Nigam limits
Location	Race Course, Dehradun
Type of Property	Residential
Circle Rate	Base rate- Rs. 24,000/- per sq. mtr.
	Add 15% - Rs. 3,600/- per sq. mtr.
	Total Circle rate Rs. 27,600/- per sq. mtr.
Construction	For Building Rs. 12,000/- per sq. mtr.
Distance from Main Road	The said property is situated at a distance of more than 350 Meters away from main Haridwar Road and has a access from 90 feet wide main Race Course Road, at Race Course, Distt. Dehradun, U.K., which is more fully described at Page No. 28, Sr. No. 06 F 21 of the prescribed circle rate list.

Description of the Property: -All that 28% share in the residential property delineated by red lines in the plan attached, comprising of land having an area of 456 sq.yds i.e. **381 square meters** (originally bearing no. B-7), which later came to be numbered 26, then 160 and assigned Municipal no. 26 & 160 and Now bearing Municipal no 360/280, Race Course Road, Dehradun including constructions erected thereon having an area of 146.69 square meters.

MS Keeth

*Manu Mohan Salun
Manpreet Kaur*

5396

2

Seller :-

Shri Narinder Singh Kohli S/o Late Sohan Singh Kohli, R/o B-7 (New no. 360/280 earlier known as 26 and 160), Race Course Road Dehradun, U.K.
PAN CARD NO :- BTSPK3496C

PURCHASERS :-

1. SHRI MANMOHAN SINGH SAHNI S/o Late Shri Pritpal Singh Sahni, R/o 5-B Race Course, Dehradun, Uttarakhand, 248001.
(PAN CARD No. :-ADWPS5647N) (AADHAR CARD No. :- 5425 6235 5368)
2. SMT. MANPREET KAUR SAHNI W/o Shri Manmohan Singh Sahni, R/o 5-B Race Course, Dehradun, Uttarakhand, 248001.
(PAN CARD No. :-AGEPS6063M) (AADHAR CARD No. :- 2504 1845 9088)

Drafted by :-Mr. Parvender Kumar, Advocate.

Manmohan Sahni
Manpreet Kaur

NS Kohli

✓



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UK01213044315982U
20-Aug-2022 11:56 AM
NONACC (SV) UK1201304/ DEHRADUN/ UK-DH
SUBIN-UKUK120130407548192408690U
MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
Article 23 Conveyance
RACE COURSE ROAD DEHRADUN
84,00,000
(Eighty Four Lakh only)
NARINDER SINGH KOHLI
MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
4,20,000
(Four Lakh Twenty Thousand only)

सत्यमेव जयते

₹4,20,000



IN-UK01213044315982U
UMESH GUPTA
STAMP VENDOR
DEHRADUN

Please write or type below this line

IN-UK01213044315982U

MSK

Manmohan Sahni
Manpreet Kaur

QT 0006713763

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation in the details on this Certificate and as available on the website / Mobile App renders it invalid.



N. Singh



N. Singh



Manpreet Kaur

SALE DEED

This **SALE DEED** is made at Dehradun between the parties on this the 20th day of August, 2022.

BY

Shri Narinder Singh Kohli S/o Late Sohan Singh Kohli, R/o B-7 (New no. 360/280 earlier known as 26 and 160), Race Course Road Dehradun, U.K.

(hereinafter referred to as the "Seller") of the one part;

IN FAVOUR OF

1. SHRI MANMOHAN SINGH SAHNI S/o Late Shri Pritpal Singh Sahni, R/o 5-B Race Course, Dehradun, Uttarakhand, 248001.
2. SMT. MANPREET KAUR SAHNI W/o Shri Manmohan Singh Sahni, R/o 5-B Race Course, Dehradun, Uttarakhand, 248001.

(hereinafter collectively referred to as the "Purchasers") of the Second Part;

N. Singh

Manmohan Sahni
Manpreet Kaur

in the terms 'Seller and the 'Purchasers' used herein unless repugnant to the context hereunder shall always include and mean their respective heirs, legal representatives, successors, administrators and assigns.

WHEREAS Shri Avtar Singh S/o Shri Bishen Singh had purchased all that property bearing no. B-7, Race Course Colony, Dehradun admeasuring 722 Sq. Yards by way of a sale deed dated 14/12/1957, executed in his favour by the Managing Officer, Acquired Evacuee Property.

AND WHEREAS on purchasing the abovesaid property, Shri Avtar Singh became the sole and exclusive owner of the abovesaid property and he continued to reside therein along with his family.

AND WHEREAS Shri Avtar Singh in his lifetime had executed his last Will dated 13/01/1971, duly registered in the office of Sub-registrar, Dehradun in Book no. 4 Vol. 285 at pages 273 to 274 at Serial no.14 and registered on 14/01/1971 whereby he had bequeathed the abovesaid property in favour of his two sons namely Shri Sohan Singh Kohli and Shri Jeet Singh Kohli in the mode and manner as stated in this Will.

AND WHEREAS by way of the above Will, the front portion of property bearing no. B-7, Race Course Colony, Dehradun measuring 456.8 Sq. Yards was bequeathed by Shri Avtar Singh in favour of his son Shri Sohan Singh Kohli, whereas the rear portion was bequeathed by Shri Avtar Singh in favour of his son, Shri Jeet Singh Kohli.

Mamohan Sahni

Manpreet Kaur

Asst. Secy

AND WHEREAS for ingress and egress to the rear portion a provision for use of a strip of land from the front portion of the property described in Schedule was made but the title and ownership of this strip too, was bequeathed in favour of Shri Sohan Singh Kohli.

AND WHEREAS on the demise of Shri Avtar Singh, his son Shri Sohan Singh Kohli became the absolute and exclusive owner of the front portion of the property bearing no. B-7 (New no. 360/280 earlier known as 26 and 160), Race Course Road Dehradun admeasuring about 456 Sq. Yards or 381 Sq.Mtrs.

AND WHEREAS Shri Sohan Singh Kohli had expired on 1/12/1998, Now the Seller alongwith Shri Jasjeet Singh Sachdeva, Shri Manmeet Singh Sachdeva, Shri Harnam Singh Sachdeva and Shri Virender Singh Kohli are the only lawful owners in possession of the said property wherein the Seller has now only 28% share as per the compromise arrived between the heirs of Shri Sohan Singh Kohli.

AND WHEREAS the Seller has agreed to sell his entire share, right, title and interest i.e. 28 % share in the property bearing no. B-7 (New no. 360/280 earlier known as 26 and 160), Race Course Road Dehradun admeasuring about 456 Sq. Yards or 381 Sq.Mtrs which is morefully described in the Schedule given at the end of this Deed, delineated by red lines in the plan attached and which is hereinafter referred to as the "said property".

NS Kohli
 Manmohan Solvi
 Manpreet Kaur

2
26
100
AND WHEREAS the Seller alongwith Shri Jasjeet Singh Sachdeva, Shri Manmeet Singh Sachdeva, Shri Harnam Singh Sachdeva and Shri Virender Singh Kohli are the absolute and undisputed owners with transferable rights of the said property holding marketable title therein and there is no lien, mortgage, encumbrance, charge, dispute or litigation relating thereto and the Seller has unhindered, unrestricted and unfettered rights to transfer the same in any manner whatsoever.

AND WHEREAS based on the representations made by the Seller, the Purchasers have agreed to purchase the said property which is morefully described in the schedule given at the end of this Deed from the Seller for a total sale consideration of Rs. 84,00,000/- (Rupees Eighty Four Lakh only).

NOW THIS DEED WITNESSETH AS UNDER:-

1. That for a total sale consideration of Rs. 84,00,000/- (Rupees Eighty Four Lakh only) which has been paid by the Purchasers to the seller in the following manner:-
- (a). Rs. 40,00,000/- Vide Bankers Cheque/D.D No. 679414, Punjab National Bank, E.C.E. House, Kasturba Gandhi Marg, New Delhi, Dated. 22.06.2022
 - (b). Rs. 35,60,000/- Vide Bankers Cheque/D.D No. 679415, Punjab National Bank, E.C.E. House, Kasturba Gandhi Marg, New Delhi, Dated. 22.06.2022.
 - (c). Rs. 3,78,000/- Vide Bankers Cheque No. 425875, Bank Of Baroda, Astley Hall, Dehradun, Dated. 18.08.2022.
 - (d). Rs. 3,78,000/- Vide Bankers Cheque No. 425871, Bank Of Baroda, Astley Hall, Dehradun, Dated. 18.08.2022.
 - (e). Rs. 42,000/- T.D.S. Through E-Tax AD No. AJ6436780 Dated 19.08.2022.
 - (f). Rs. 42,000/- T.D.S. Through E-Tax AD No. AJ6436905 Dated 19.08.2022.

Askle

Manmeet Singh
Manpreet Kaur

and the receipt whereof is hereby admitted and acknowledged by the Seller towards full sale consideration, the Seller, does hereby convey, transfer and assign ALL THAT said property more fully described in the schedule given at the foot of this deed with all easement rights and privileges attached therewith UNTO the Purchasers TO HOLD the said property and to enjoy the same in any manner they may like without any let, hindrance, disturbance or interruption by the Seller or any person(s) claiming through or under the Seller;

2. That the Seller hereby further covenants with the Purchasers as under:-

(a). That the Seller has unrestricted and unfettered transferable rights in the said property and the said land is free from all sorts of claims, encumbrances, charges, mortgages, liens, litigations, disputes etc. and the same is also not subject matter of any proceedings of acquisition or requisition in any Court or Tribunal nor the same is subject matter of any Court attachment. The said property is also not subject matter of vesting proceedings. The Seller has clear, subsisting, absolute, perfect marketable title over the said land and has unrestricted rights to transfer the same;

(b). That the Seller has delivered the physical and actual vacant possession of the said property to the Purchasers at the spot and the Purchasers have entered into peaceful possession of the said property;

(c) That the Seller, hereby further agrees to execute any further document(s), paper(s) etc. for further and more perfectly assuring the said property to the Purchaser, but always at the cost and expenses of the Purchasers;

M/S. [Signature]

Mannohan Salvi
Manpreet Kaur

(d). That all taxes and dues in respect of the said property upto the date of the sale deed shall be borne and paid by the Seller and hereafter by the Purchasers;

(e). That the Seller has perfect marketable title in the said property and his title and right therein has not been adversely affected;

(f). That in case the said property or any part thereof goes out of the hands of the Purchasers due to any defect in title of the Seller, the Seller hereby undertakes to indemnify the Purchasers to the extent of loss which the Purchasers may suffer.

(f). That the said property or any part thereof is not affected by the provisions of any Ceiling Act;

DETAILS FOR THE SUB-REGISTRAR OFFICE

- A. That the said Property hereby sold is situated on main Race Course Road having width of 85ft i.e. more than 18 meters.
- B. That no registered agreement to sell has been executed between the parties.
- C. That the said Property hereby sold is not hit by the provisions of U.L.C. Act, 1976 and no proceedings are pending under Section 10(3) and 5(3) or any other ceiling law, including UPZALR Act and UP Imposition of Ceiling on Land Holdings Act, 1960.
- D. That the said Property is not covered under the provisions of Real Estate (Regulation & Development), Act, 2016 (RERA) and is personal property of the Seller.

M/S *[Signature]*

[Signature] Manpreet Kaur

That the said property being hereby sold is situated at Race Course, District Dehradun. The total area of the property hereby being sold is about 456 Sq. Yards or 381 Sq.Mtrs. out of which 146.69 Sq. Mtrs. is constructed. The share of the Seller is 28% in the said property. The said property is situated on a road having width more than 18 mtrs. The base circle rate of the area is Rs. 24,000/- per square meter. The Share of the Seller in the land is about 106.68 sq.mtrs. The market value of the said property as per the prescribed rates keeping in view the width of the road is as under:-

- i) As per base circle rate @ Rs.24,000/- x 106.68 = Rs. 25,60,320/-
- ii) Plus - 15% for more than 18 mtrs wide road = Rs. 3,84,048/-

Rs. 29,45,000/-

The share of the Seller in the constructed portion is approx. 40.44 sq.mtrs. The value of the constructed portion is about Rs.12,000/- x 40.44 sq.mtrs. = **Rs. 4,86,000/-**. The total market value of the property being transferred is **Rs. 34,31,000/-**.

The sale consideration of the said property is **Rs. 84,00,000/- (Rupees Eighty Four Lakh only)** at which the stamp duty @ 5% of Rs. **4,20,000/-** is being paid accordingly. The prescribed Stamp duty is being paid by the Purchaser on sale consideration, which is higher than the market value calculated as per the prescribed rates.

Mamulau Salui
Moupreet Kaur

MSK

That neither the Seller nor the Purchasers are members of any Scheduled Caste/ Scheduled Tribe. Similarly none of the predecessors in title of the Seller has been a member of any Scheduled Caste/ Scheduled Tribe.

- G. That the photographs of the parties have been attested by themselves.
- H. That the said property is situated within the limits of Nagar Nigam Dehradun and the present sale does not contravene the provisions of UPZALR Act as amended and adapted by the State of Uttarakhand.
- H. That the coordinates of the said property are 30.310561, 78.044111

SCHEDULE OF PROPERTY

All that 28% share in the residential property delineated by red lines in the plan attached, comprising of land having an area of 456 sq.yds i.e. **381 square meters** (originally bearing no. B-7), which later came to be numbered 26, then 160 and assigned Municipal no. 26 & 160 and Now bearing Municipal no 360/280, Race Course Road, Dehradun including constructions erected thereon having an area of 146.69 square meters delineated by red lines in the plan attached and which is bounded and butted as under:-

EAST : 90 Ft. main Race Course Road,

WEST : Property of Second Party,

NORTH : Property of Second Party,

SOUTH : Property of Others,

MSK

Mamulau Salui
Manpreet Kaur

IN WITNESS WHEREOF THE SELLER AND THE PURCHASERS HAVE PUT
DOWN THEIR SIGNATURES ON THE DATE, MONTH AND YEAR
HEREIN ABOVE WRITTEN.

Finger Prints Under Registration Act, 1908 under Section 32A

Name & Address of Seller: Shri Narinder Singh Kohli S/o Late Sohan
Singh Kohli, R/o B-7 (New no. 360/280 earlier known as 26 and 160),
Race Course Road Dehradun, U.K.

Left Hand Thumb and fingers impressions

Thumb

Index

Middle

Ring

Little



Right Hand Thumb and fingers impressions

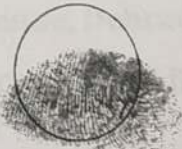
Thumb

Index

Middle

Ring

Little



Miskhu

Signature of Seller

Miskhu

Manmohan Solani
Manpreet Kaur

Name & Address of Purchaser no. 1: SHRI MANMOHAN SINGH SAHNI S/o
Late Shri Pritpal Singh Sahni, R/o 5-B Race Course, Dehradun,
Uttarakhand, 248001.

Left Hand Thumb and fingers impressions

Thumb Index Middle Ring Little



Right Hand Thumb and fingers impressions

Thumb Index Middle Ring Little



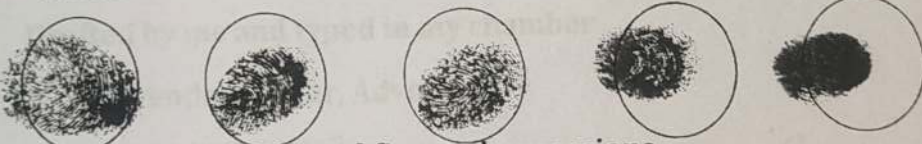
Manmohan Sahni

Signature of Purchaser no.1

2: SMT. MANPREET KAUR SAHNI W/o Shri Manmohan Singh Sahni, R/o
5-B Race Course, Dehradun, Uttarakhand, 248001.

Left Hand Thumb and fingers impressions

Thumb Index Middle Ring Little



Right Hand Thumb and fingers impressions

Thumb Index Middle Ring Little



Manpreet Kaur

Signature of Purchaser no.2

MS Sahni

Manmohan Sahni
Manpreet Kaur

IN WITNESSES WHERE OF the Seller and the Purchasers have put down their respective signatures on this Sale Deed on the day, month and year first above written.

WITNESSES:

Jaspreet
 1. Sh. Jaspreet Singh Kohli
 S/o Sh. Narender Singh Kohli
 R/o-360/280, Race Course, Dehradun.
 UID-8773 8496 2905

Jitender
 2. Sh. Jitender Singh
 S/o Late Balbir Singh
 R/o-House No. 415/1,
 Race Course, Dehradun.
 UID-7819 3052 2935

Drafted by me and typed in my chamber

Mr. Parvender Kumar, Advocate

PARVENDER KUMAR
 ADVOCATE
 DEHRADUN

Mannabhai Sahni

Manpreet Kaur

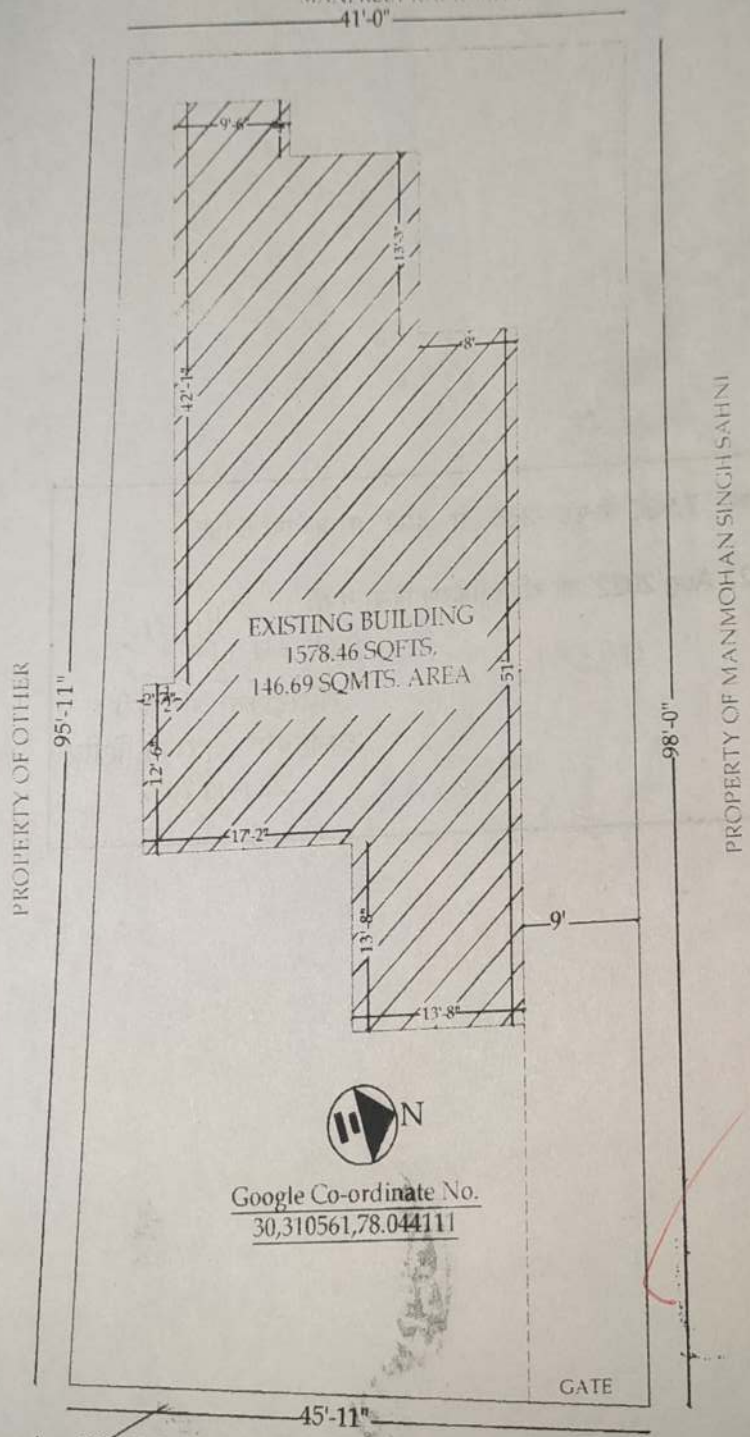
M/S Leekhs

Government

PROPERTY NO. 360/ 280, OLD PLOT NO. 8 & 9
PLOT NO. 26 & 160, RACE COURSE ROAD
SELLER - A - SH. NARENDER SINGH
38% SHARE OF THE PROPERTY
LAND AREA - 381.11 SQMTS. (10.00 ACRES)

PURCHASERS- 1- SH. MANMOHAN SINGH SAGNI AND
2- SMT. MANPREET KAUR SAGNI

PROPERTY OF MANMOHAN SINGH SAGNI AND
MANPREET KAUR SAGNI



Chacha Kalyan
C. M. RAWAT
M.D.A. Approved
Mob. 9997806375
10-0-160/2018

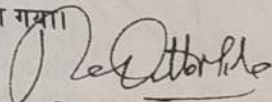
90'-0" WIDE MAIN RACE COURSE ROAD

SIN- OF SELLER

SIN- OF PURCHASERS Manpreet Kaur

बही संख्या 1 जिल्द 7,998 के पृष्ठ 365 से 402 पर क्रमांक 5396

पर आज दिनांक 22 Aug 2022 को रजिस्ट्रीकरण किया गया।



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
22 Aug 2022

