

1923/1022

SALE DEED



65-75 Sale Consideration at which the stamp duty is being paid	:	Rs. 1,30,00,000/-
Government Value as per circle rate	:	Rs. 65,99,000/-
Stamp Duty	:	Rs. 6,50,000/-
E Stamp Number	:	IN-UK73305846975662U
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 9 feet common passage leading to 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 residential property delineated by red lines in the plan attached, comprising of land having an area of 222.85 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 360/1, Race Course Road, Dehradun including constructions erected thereon having an area of 20.06 square meters.

SELLER :- SMT. MANJEET KAUR KOHLI w/o Shri Narender Singh Kohli R/o 360/280, Race Course Road, Dehradun, Uttarakhand, 248001 (PAN CARD No. :- BTNPK6814P) (AADHAR CARD No. :- 8012 7362 2377)

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.

Manjit Kaur Kohli

Manmohan Sahni

Manpreet Kaur



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK73305846975662U
Certificate Issued Date	: 11-Mar-2022 02:02 PM
Account Reference	: NONACC (SV)/ uk1201304/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120130450809920263885U
Purchased by	: SHRI MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
Description of Document	: Article 23 Conveyance
Property Description	: RACE COURSE, DEHRADUN
Consideration Price (Rs.)	: 1,30,00,000 (One Crore Thirty Lakh only)
First Party	: SMT MANJEET KAUR KOHLI
Second Party	: SHRI MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
Stamp Duty Paid By	: SHRI MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
Stamp Duty Amount(Rs.)	: 6,50,000 (Six Lakh Fifty Thousand only)



incl. No.
UMESH GUPTA
STAMP VENDOR
DEHRADUN

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

Manjit Kaur Kohli

Manmohan Sahni

Manpreet Kaur

QT 0003405487



Manjeet



Manmohan



Manpreet

SALE DEED

This **SALE DEED** is made at Dehradun between the parties on this the 11th day of March, 2022.

BY

SMT. MANJEET KAUR KOHLI w/o Shri Narender Singh Kohli R/o 360/280, Race Course Road, Dehradun, Uttarakhand, 248001 (PAN CARD No.:- BTNPK6814P)(AADHAR CARD No. :-8012 7362 2377)

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

IN FAVOUR OF

Manjeet Kaur Kohli

Manmohan Sahni

Manpreet Kaur

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)

(hereinafter collectively referred to as the "**Purchasers**") of the second part;

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

WHEREAS the Seller had purchased all that residential property comprising of land originally bearing no. B-7, which later came to be numbered 26, then 160 and assigned Municipal no. 26/160, Race Course Road, Dehradun admeasuring 222.85 Sq. Mtrs. from Shri Tej Veer Sharma s/o Shri Tilak Raj Sharma R/o 50/51, Goldy Complex, 2nd floor, Chakrata Road, Dehradun vide a sale deed dated 20/04/2006 duly registered in the office of Sub-Registrar I, Dehradun in Book no. 01 Vol. 1337 at pages 1501 Additional file Book no. 01 Vol. 1628 at pages 945 to 966 at Sl.No. 3222 and registered on 20/4/2006.

AND WHEREAS the Seller has constructed one room measuring about 216 square feet or 20.06 square meters on the above property and the property been assigned latest Municipal no. 360/1 Race Course Road, Dehradun and is duly mutated in the name of the Seller in the records of the Nagar Nigam, Dehradun.

Manjit Kaur Kohli

Manmohan Sahni

Manpreet Kaur

AND WHEREAS the abovesaid property including the constructions erected thereon are more fully described in the schedule given at the end of this Deed and is hereinafter referred to as the "said property".

AND WHEREAS the Seller is the absolute, exclusive and undisputed owner of the said property 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. The said property is free from litigation, disputes and the Seller has a clear, perfect and marketable title over the said property.

AND WHEREAS the Seller has agreed to sell the said property described in Schedule given at the end of this Sale Deed to the Purchasers for a total sale consideration of Rs. 1,30,00,000/- (Rupees One Crore and Thirty Lakhs only).

NOW THIS SALE DEED WITNESSETH AS UNDER

1. That in consideration of a sum of Rs. 1,30,00,000/- (Rupees One Crore and Thirty Lakhs only) paid by the Purchasers to the Seller as detailed hereunder:-

(i) Rs. 40,00,000/- (Rupees Forty lacs Only) vide Bankers Cheque No 475941 dt 31/12/2021 of Punjab National Bank, K.G. Marg, New Delhi

(ii) Rs. 40,00,000/- (Rupees Forty lacs Only) vide Bankers Cheque No 475946 dt 31/12/2021 of Punjab National Bank, K.G. Marg, New Delhi

Mangt Kaur Kohli

Mamulian Seelvi

Mangreet Kaur

- (iii) Rs. 10,00,000/- (Rupees Ten lacs Only) vide Bankers Cheque No 475948 dt 31/12/2021 of Punjab National Bank, K.G. Marg, New Delhi
- (iv) Rs. 19, 35,000/- (Rupees Nineteen lacs and thirty five thousand only) Through RTGS No. BARBH22070820717, Bank of Baroda, Astley Hall, Dehradun, Dated 11-03-2022
- (v) Rs. 19, 35,000/- (Rupees Nineteen lacs and thirty five thousand only) Through RTGS No. BARBH22070820973, Bank of Baroda, Astley Hall, Dehradun, Dated 11-03-2022
- (vi) Rs. 65,000/- (Rupees Sixty five thousand only) deposited as TDS
- (vii) Rs. 65,000/- (Rupees Sixty five thousand only) deposited as TDS

The receipt of which full sale consideration of Rs. 1,30,00,000/- (Rupees One Crore and Thirty Lakhs only) is hereby acknowledged by the Seller and the Seller hereby transfers, conveys and grants by way of sale to the Purchasers, all that said Property, more fully described in the Schedule at the foot of this Deed together with all rights of easements and privileges attached therewith or reputed to be part thereof, **TO HAVE AND TO HOLD** the same forever as absolute owners thereof without any hindrance, interference or obstruction from the Seller or any person.

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

- (a). That the Seller has unrestricted and unfettered transferable rights in the said land 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 and the Seller has clear and subsisting title over the said land and have unrestricted rights to transfer the same;

Manjit Kaur Kohli

Manmohan Saloni
Manpreet Kaur

- (b). 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;
- (c). 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;
- (d). That the Seller hereby covenants with the Purchaser that she has perfect marketable title in the said property and her title and right therein has not been adversely affected;
- (e). That in case the said property or any part thereof goes out of the hands of the Purchaser due to any defect in title of the Seller, then in such an eventuality the Seller shall be liable to compensate the Purchaser by paying the then prevailing market price of the said property or the proportionate part thereof as the case may be.
- (f). That the said property or any part thereof is not affected by the provisions of any Ceiling Act;
- (g). That the Seller has delivered the physical and actual vacant possession of the said property to the Purchaser at the spot and the Purchaser has entered into peaceful possession of the said property;
- (h). That the access to the property described in the schedule given at the end of this sale deed is through a 9 Ft. wide common passage which is shown by yellow colour in the plan attached.
- (i). That the said property is SELLER personal property and the SELLER is not a promoter/developer or a real estate agent. The said property neither belongs to any group housing, mixed development projects (Residential/commercial), Industrial projects, commercial projects and plotted development projects nor a part of any of the above mentioned projects. The said property is not governed from Real Estate Project Land as defined under Real Estate Regulatory Act 2016 and Uttarakhand Real Estate Manual 2017, So the registration of the said property under Real Estate Regulatory Act 2016 and Uttarakhand Real Estate Manual 2017 is not necessary/mandatory.

Margit Kaur Kohli

Mamulau Salun
Manspreet Kaur

(j) That the demised property is situated at Latitude 30.310695 & Longitude 78.043912.

(k) That the said Property is situated within the limits of Nagar Nigam, Dehradun so the sale is not hit by the provisions of UPZA and property Reforms Act, 1950.

(l) That the demised property does not belongs to Pearl's Group or Golden Forest Group.

(m). That the said property being hereby sold is situated at Race Course, Dehradun having total land area of **222.85 Sq. Mtrs.** and the prescribed circle rate of the locality is **Rs. 24,000 Per Sq. Mtr.** for residential purposes. The said property has access through a 9 feet wide passage which leads to the main Race Course Road (having a width of more than 18 metres). accordingly, the road rider for the calculation of stamp duty comes to 15% i.e. **Rs. 3,600/-** is also included with the circle rate which comes to **Rs. 27,600/-**, hence the cost of land comes to **Rs. 61,51,000/-**, also there is one room constructed over the said property having an area of about 216 square feet i.e. 20.06 square meters. the prescribed circle rate of constructed area is **Rs. 12,000/- per sq meter**, hence the cost of construction as per the prescribed circle rate comes to **Rs. 2,41,000/-**. Also the said property is fenced with 57 running meter Boundary wall and since the prescribed circle rate for boundary wall is **Rs. 1,000/- per running meter**, hence the cost of boundary wall comes to **Rs. 57,000/-**, and there are three mango trees exists on the said property and the value of the trees @ **Rs. 50,000/- (maximum)** per tree comes to **Rs. 1,50,000/-**, thus the total cost of the said property comes to **Rs. 65,99,000/-** but the sale consideration of the said property is **Rs. 1,30,00,000/-** on which the stamp Duty @ 5% of **Rs. 6,50,000/-** is being paid accordingly vide e-certificate No. IN-UK73305846975662U.

Mangit Kaur Kohli

Mamulian Saluni

Mangreet Kaur

SCHEDULE OF PROPERTY

All that residential property delineated by red lines in the plan attached, comprising of land having an area of 222.85 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 360/1, Race Course, Dehradun, including constructions erected thereon having an area of 20.06 square meters, which is bounded & butted as under :-

East :-	Property of Seller,	S.M. 41 ft.
West :-	Property of Seller,	S.M. 36 ft.
North :-	Sh. Manmohan Singh Shani,	S.M. 64 ft.
South:-	Property of others,	S.M. 61 ft

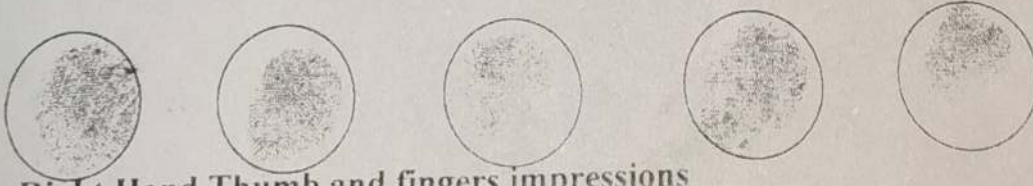
IN WITNESS WHEREOF THE SELLER AND THE PURCHASERS HAVE PUT DOWN THEIR SIGNATURES ON THE DATE, MONTH AND YEAR HEREINABOVE WRITTEN.

Finger Prints Under Registration Act, 1908 under Section 32A

Name & Address of Seller: SMT. MANJEET KAUR KOHLI W/o Shri Narender Singh Kohli R/o 360/280, Race Course Road, Dehradun.

Left Hand Thumb and fingers impressions

Thumb Index Middle Ring Little



Right Hand Thumb and fingers impressions

Thumb Index Middle Ring Little



Manjit Kaur Kohli
Signature of Seller

Manmohan Singh

Manjit Kaur Kohli

Manjeet 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

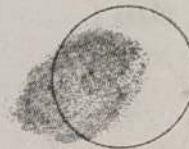
Thumb

Index

Middle

Ring

Little



Right Hand Thumb and fingers impressions

Thumb

Index

Middle

Ring

Little



Signature of Purchaser no.1

Manmohan Sahni

Manjit Kaur Kohli

Manmohan Sahni

Manpreet Kaur

Address of Purchaser no.2: SMT. MANPREET KAUR SAHNI W/o
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

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

Manpreet Kaur Kohli

Seller

Manmohan Sahni
Manpreet Kaur

Purchasers

WITNESSES:-

Jaspreet

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

Rajender

2. Sh. Rajender Singh Sethi
S/o Late Sh. Jagat Singh Sethi
R/o-36 B Gobind Nagar,
Race Course, Dehradun.
UID-9266 5447 5324

Drafted by me and typed in my chamber

Mr. Parvender Kumar, Advocate

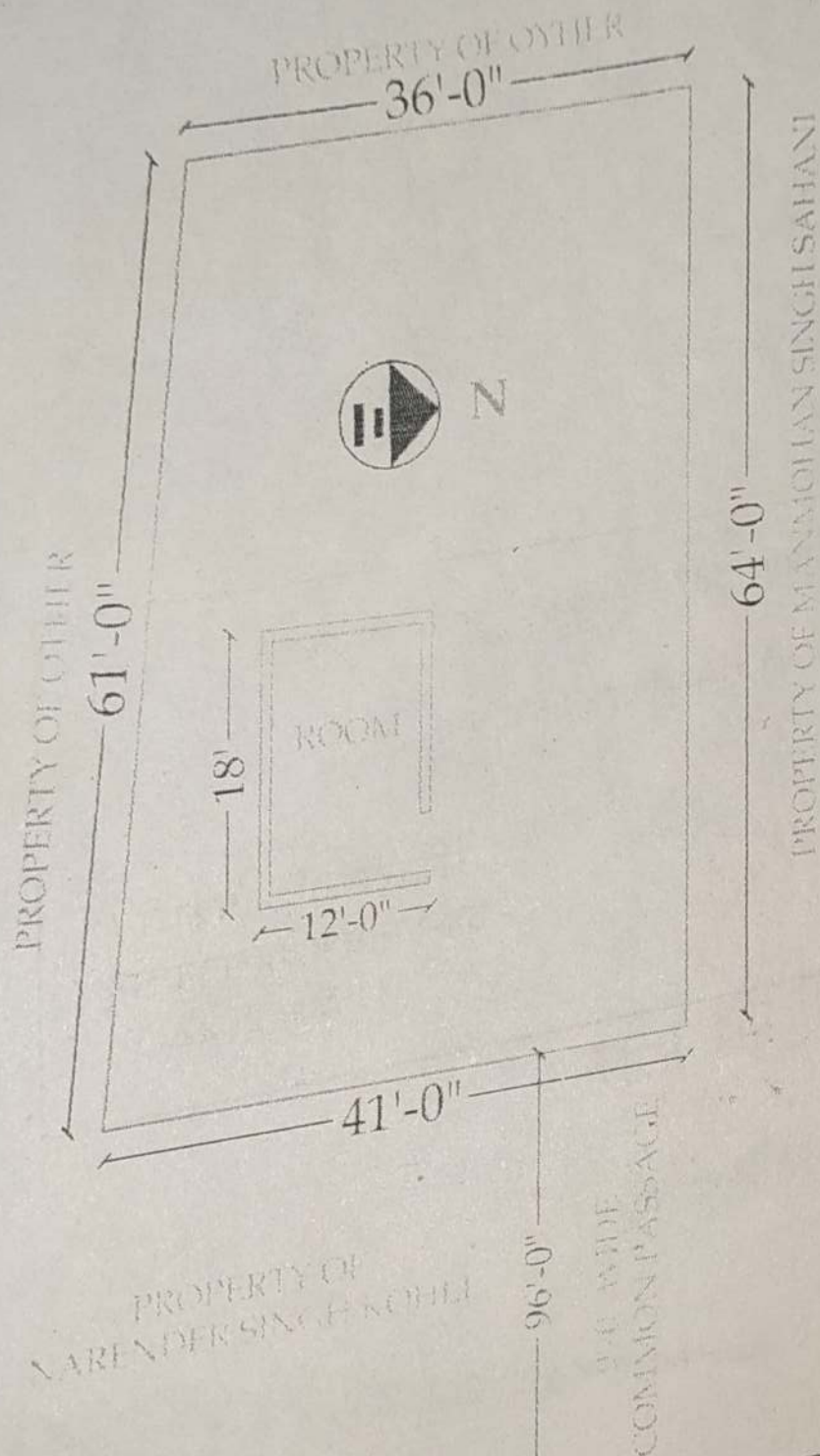
Manmohan Sahni
Manpreet Kaur

SITE PLAN FOR PROPERTY BEARING MUNICIPAL NO. 26/1000
AND NOW BEARING MUNICIPAL NO. 340/1
RACE COURSE, DELHRADUN

PLOT AREA- 222.85 SQ.MTS., COVERED AREA-20.06 SQ.MTS.

SELLER- SMT. MANJEET KAUR KOHLI

PURCHASERS- 1. SH. MANMOHAN SINGH SAHNI
2. SMT. MANPREET KAUR SAHNI



बही संख्या 1 जिल्द 6,165 के पृष्ठ 387 से 418 पर क्रमांक 1923

पर आज दिनांक 11 Mar 2022 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
11 Mar 2022