

539C/1022

SALE DEED



Sale Consideration at which the stamp duty is being paid : Rs. 96,00,000/-

Government Value as per circle rate : Rs. 39,20,000/-

Stamp Duty : Rs. 4,80,000/-

E Stamp Number : IN-UK01213469526146U

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 32% 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.

Adeline

Manmohan Saini
Manpreet Kaur

Adeline

ERS :- 1. Shri Jasjeet Singh Sachdeva S/o Harnam Singh Sachdeva, R/o 225/1/8-H, Bhagwan Das Park, Shadipur, New Ranjit Nagar, Central Delhi, 110008.

PAN CARD NO. :- BMDPS3744K

2. Shri Manmeet Singh Sachdeva S/o Shri Harnam Singh Sachdeva, R/o 225/1/8-H, Bhagwan Das Park, Shadipur, New Ranjit Nagar, Central Delhi, 110008.

PAN CARD NO. :- AUQPS1311L

3. Shri Harnam Singh Sachdeva S/o Shri Ram Chand, R/o 225/1/8-H, Bhagwan Das Park, Shadipur, New Ranjit Nagar, Central Delhi, 110008.

PAN CARD NO. :- BFEPS6792H

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.

Sachdeva

Sachdeva

Sachdeva

Manmohan Sahni
Manpreet Kaur

L

INDIA NON JUDICIAL

Government of Uttarakhand

सत्यमेव जयते

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-UK01213469526146U
20-Aug-2022 11:56 AM
NONACC (SV)/ uk1201304/ DEHRADUN/ UK-DH
SUBIN-UKUK120130407537530632646U
MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
Article 23 Conveyance
RACE COURSE ROAD, DEHRADUN
96,00,000
(Ninety Six Lakh only)
JASJEET SINGH SACHDEVA AND OTHERS
MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
4,80,000
(Four Lakh Eighty Thousand only)

सत्यमेव जयते

₹ 4,80,000



incl. No. UMEISH GUPTA
STAMP VENDOR
DEHRADUN

Please write or type below this line

IN-UK01213469526146U

Sachdeva

Signature

Handwritten mark

Manmohan Sahni
Manpreet Kaur

QT

0006713762

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



SALE DEED

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

BY

1. Shri Jasjeet Singh Sachdeva S/o Harnam Singh Sachdeva, R/o 225/1/8-H, Bhagwan Das Park, Shadipur, New Ranjit Nagar, Central Delhi, 110008.
2. Shri Manmeet Singh Sachdeva S/o Shri Harnam Singh Sachdeva, R/o 225/1/8-H, Bhagwan Das Park, Shadipur, New Ranjit Nagar, Central Delhi, 110008.
3. Shri Harnam Singh Sachdeva S/o Shri Ram Chand, R/o 225/1/8-H, Bhagwan Das Park, Shadipur, New Ranjit Nagar, Central Delhi, 110008.
(hereinafter referred to as the "Sellers") of the one part;

Sachdeva

Sachdeva

Harnam

Manmeet Singh Sachdeva
Manmeet Kaur

IN FAVOUR OF

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;

Both the terms 'Sellers 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 above said 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.

[Signature]

[Signature]

[Signature]

Manmohan Sahni
Manpreet Kaur

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.

AND WHEREAS for ingress and egress to the rear portion had made 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 Virender Singh Kohli and Shri Narinder Singh Kohli are the only lawful owners in possession of the said property wherein the Sellers have now only 32% share as per the compromise arrived between the heirs of Shri Sohan Singh Kohli.

Bachchan
A. K. Singh

Manmohan Singh
Manpreet Kaur

A. K. Singh

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AND WHEREAS the Sellers has agreed to sell his entire share, right, title and interest i.e. 32 % 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".

AND WHEREAS the Sellers alongwith Shri Virender Singh Kohli and Shri Narinder 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 Sellers have unhindered, unrestricted and unfettered rights to transfer the same in any manner whatsoever.

AND WHEREAS based on the representations made by the Sellers, 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. 96,00,000/- (Rupees Ninety Six only)**.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That for a total sale consideration of **Rs. 96,00,000/- (Rupees Ninety Six only)** which has been paid by the Purchasers to the sellers in the following manner:-

(a). Rs. 28,80,000/- Vide Bankers Cheque/D.D No. 679410, Punjab National Bank, E.C.E. House, Kasturba Gandhi Marg, New Delhi,
Dated. 22.06.2022

(b). Rs. 28,80,000/- Vide Bankers Cheque/D.D No. 679412, Punjab National Bank, E.C.E. House, Kasturba Gandhi Marg, New Delhi,
Dated. 22.06.2022

(c). Rs. 28,80,000/- Vide Bankers Cheque/D.D No. 679417, Punjab National Bank, E.C.E. House, Kasturba Gandhi Marg, New Delhi,

Dated. 22.06.2022

Mansuet Kaur

Mannohan Selu

- 14,000/- Vide D.D. No. 425872, Bank Of Baroda, Astley
Hall, Dehradun, Dated. 18.08.2022.
- Rs. 1,44,000/- Vide D.D. No. 425873, Bank Of Baroda, Astley
Hall, Dehradun, Dated. 18.08.2022.
- (f). Rs. 1,44,000/- Vide D.D. No. 425874, Bank Of Baroda, Astley
Hall, Dehradun, Dated. 18.08.2022.
- (g). Rs. 1,44,000/- Vide D.D. No. 425876, Bank Of Baroda, Astley
Hall, Dehradun, Dated. 18.08.2022.
- (h). Rs. 1,44,000/- Vide D.D. No. 425877, Bank Of Baroda, Astley
Hall, Dehradun, Dated. 18.08.2022.
- (i). Rs. 1,44,000/- Vide D.D. No. 425878, Bank Of Baroda, Astley
Hall, Dehradun, Dated. 18.08.2022.
- (j). Rs. 16,000/- T.D.S. Through E-Tax AD No. AJ6437406 Dated 19.08.2022.
- (k). Rs. 16,000/- T.D.S. Through E-Tax AD No. AJ6438143 Dated 19.08.2022.
- (l). Rs. 16,000/- T.D.S. Through E-Tax AD No. AJ6438305 Dated 19.08.2022.
- (m). Rs. 16,000/- T.D.S. Through E-Tax AD No. AJ6437561 Dated 19.08.2022.
- (n). Rs. 16,000/- T.D.S. Through E-Tax AD No. AJ6438051 Dated 19.08.2022.
- (o). Rs. 16,000/- T.D.S. Through E-Tax AD No. AJ6438412 Dated 19.08.2022.

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Moupreet Kaur

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and the receipt whereof is hereby admitted and acknowledged by the Sellers towards full sale consideration, the Sellers, do 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 Sellers or any person(s) claiming through or under the Sellers;

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

(a). That the Sellers have 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 Sellers have clear, subsisting, absolute, perfect marketable title over the said land and has unrestricted rights to transfer the same;

(b). That the Sellers have 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 Sellers, hereby further agree to execute any further document(s), paper(s) etc. for further and more perfectly assuring the said property to the Purchasers, but always at the cost and expenses of the Purchasers;

Mamulau Salui
Manpreet Kaur

Schedule

Mamulau
Manpreet

- (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 Sellers and hereafter by the Purchasers;
- (e). That the Sellers have 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 Sellers, the Sellers 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.

Sachdev

Adhikari

Mamoolan Sahni
Manpreet Kaur

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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 Sellers is 32% in the said property. The said property is situated on a road having width more than 18 metres. The base circle rate of the area is Rs. 24,000/- per square meter. The Share of the Sellers in the land is about 121.92 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 121.92 = Rs. 29,26,080/-
 ii) Plus -15% for more than 18 mtrswide road= Rs. 4,38,912/-

Rs. 33,65,000/-

Also the share of the Sellers in the constructed portion is approx. 46.22sq.mtrs. The value of the constructed portion is about Rs.12,000/- x 46.22sq.mtrs.= **Rs. 5,55,000/-**. hence the total market value of the property being transferred is **Rs. 39,20,000/-**. But The sale consideration of the said property is **Rs. 96,00,000/- (Rupees Ninety Six only)** at which the stamp duty @ 5% of **Rs. 4,80,000/-** is being 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.

[Signature]

Mannohar Sahni
 Manpreet Kaur

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- That neither the Seller nor the Purchaser 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 32% 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,

Note: The Share of the Sellers which is agreed to be sold is 32% in the entire property.

[Signature]
[Signature]
[Signature]

[Signature]
 Mammalau Sahu
 Manpreet Kaur

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

Finger Prints Under Registration Act, 1908 under Section 32A
Name & Address of Sellers: 1. Shri Jasjeet Singh Sachdeva S/o Harnam
Singh Sachdeva, R/o 225/1/8-H, Bhagwan Das Park, Shadipur, New
Ranjit Nagar, Central Delhi, 110008.
Left Hand Thumb and fingers impressions

Thumb Index Middle Ring Little



Right Hand Thumb and fingers impressions

Thumb Index Middle Ring Little



Sachdeva
Signature of Seller no. 1

Sachdeva
Sachdeva

Mamulian Seelvi
Manpreet Kaur

Manmeet Singh Sachdeva S/o Shri Harnam Singh Sachdeva, R/o
1/8-H, Bhagwan Das Park, Shadipur, New Ranjit Nagar, Central
Delhi, 110008.

Left Hand Thumb and fingers impressions

Thumb

Index

Middle

Ring

Little



Right Hand Thumb and fingers impressions

Thumb

Index

Middle

Ring

Little



Manmeet
Signature of Seller no. 2

Manmeet

Manmeet

Manmeet

Manmeet Singh
Manpreet Kaur

PROPERTY NO. 280, ORIGINALLY NOTED
 IN SE. Q. 13 N. 26 & 161 RACE COURSE, DEHRA
 DUN, DIST. DOGGERA, J. P. SAHNI
 32% SHARE OF THE PROPERTY
 LAND AREA - 81.41 SQ. MTS., 456.00 SQ. YDS.

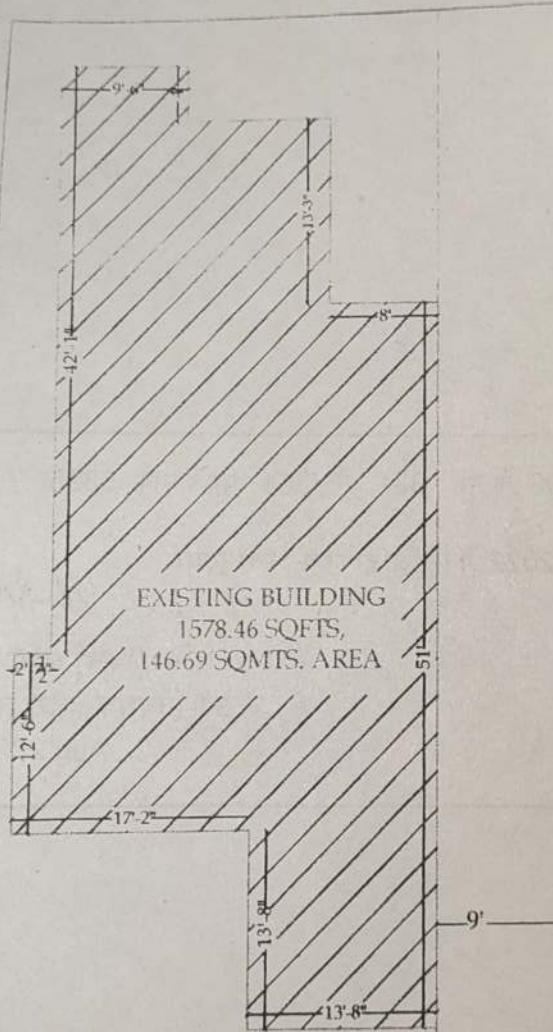
PURCHASERS- 1. SRI MANMOHAN SINGH SAHNI
 2. SRI MANPREET KAUR SAHNI

PROPERTY OF MANMOHAN SINGH SAHNI AND
 MANPREET KAUR SAHNI

41'-0"

PROPERTY OF OTHER

95'-11"



98'-0"

PROPERTY OF MANMOHAN SINGH SAHNI



Google Co-ordinate No.
 30,310561,78.044111

GATE

45'-11"

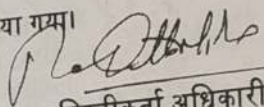
90'-0" WIDE MAIN RACE COURSE ROAD

Charan Koley
 C. M. RAWAT
 M.D.A. APPROVED
 10-01-2019

Manmohan Sahni

बही संख्या 1 जिल्द 7,998 के पृष्ठ 321 से 364 पर क्रमांक 5395

पर आज दिनांक 22 Aug 2022 को रजिस्ट्रीकरण किया गया।



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

