



## SALE DEED

Sale Consideration at which the stamp duty is being paid	:	Rs. 1,20,00,000/-
Government Value as per circle rate	:	Rs. 49,01,000/-
Stamp Duty	:	Rs. 6,00,000/-
E Stamp Number	:	IN-UK35123610559452V
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 40% 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.

Mannu Mahar Sahni  
Manpreet Kaur

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सत्यमेव जयते

INDIA NON JUDICIAL

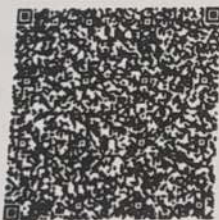
Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK35123610559452V
Certificate Issued Date	: 08-Feb-2023 01:52 PM
Account Reference	: NONAGC (SV)/ uk1369204/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK136920475740057853938V
Purchased by	: MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
Description of Document	: Article 23 Conveyance
Property Description	: RACE COURSE, DEHRADUN
Consideration Price (Rs.)	: 1,20,00,000 (One Crore Twenty Lakh only)
First Party	: VIRENDER SINGH KOHLI
Second Party	: MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
Stamp Duty Paid By	: MANMOHAN SINGH SAHNI AND MANPREET KAUR SAHNI
Stamp Duty Amount(Rs.)	: 6,00,000 (Six Lakh only)

सत्यमेव जयते

₹6,00,000



Neelu Gupta  
L. No. 340  
Stamp Vendor  
Dehradun

Please write or type below this line

IN-UK35123610559452V

Manmohan Sahni  
Manpreet Kaur

विशेषकर मिह कोटली

JDD 0039935012



Seller :-

Shri Virender 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.

PAN CARD NO. :- FGVPK9862C (UID-8325 7827 2959)

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

19/2/22  
मिह-कोहली



## SALE DEED

This **SALE DEED** is made at Dehradun between the parties on this the 08 day of Feb, 2023.

BY

Shri Virender 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. (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;

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Manmohan Sahni  
Manpreet Kaur

Both 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.

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**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 Jasjeet Singh Sachdeva, Shri Manmeet Singh Sachdeva, Shri Harnam Singh Sachdeva and Shri Narinder Singh Kohli are the only lawful owners in possession of the said property wherein the Seller has now only 40% 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. 40 % 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 is referred to as the "said property".

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AND WHEREAS the Seller, alongwith Shri Jasjeet Singh Sachdeva, Shri Manmeet Singh Sachdeva, Shri Harnam Singh Sachdeva 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 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. 1,20,00,000/- (Rupees One Crore Twenty Lakh Only).

**NOW THIS DEED WITNESSETH AS UNDER:-**

1. That for a total sale consideration of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakh Only) which has been paid by the Purchasers to the seller in the following manner:-

(1) Rs.40,00,000/- Through Banker Cheque/Demand Draft No.763539, Punjab National Bank, ECE House, K.G. Marg, New Delhi-110001, dated 06-02-2023

(2) Rs.40,00,000/- Through Banker Cheque/Demand Draft No.763540, Punjab National Bank, ECE House, K.G. Marg, New Delhi-110001, dated 06-02-2023

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Manmeet Kaur



- (3) Rs. 26,97,340/- Through Banker Cheque/Demand Draft No 761544, Punjab National Bank, ECE House, K.G. Marg, New Delhi-110001, dated 06-02-2023
- (4) Rs. 2,00,000/- Through Cheque No. 000023, Bank of Baroda, dated 22-07-2022
- (5) Rs. 3,91,330/- Through RTGS VIDE No. 000007, Bank of Baroda, dated 06-02-2023
- (6) Rs. 5,91,330/- Through RTGS VIDE No. 000016, Bank of Baroda, dated 06-02-2023
- (7) Rs. 60,000/- Through TDS vide E-Tax AD No. AJ00846285, dated 08-02-2023
- (8) Rs. 60,000/- Through TDS vide E-Tax AD No. AJ00848750, dated 08-02-2023

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 ;

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Manpreet Kaur



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 Purchasers, but always at the cost and expenses of the Purchasers;

(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;

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Mannohan Sahni  
Manpreet Kaur

(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.

(g). 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 90 ft 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.

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E. 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 40% 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 Seller in the land is about 152.4 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 152.4 = Rs. 36,57,600/-  
 ii) Plus - 15% for more than 18 mtrs wide road= Rs. 5,48,640/-

Rs. 42,07,000/-

Also the share of the Seller in the constructed portion is approx. 57.784 sq.mtrs. The value of the constructed portion is about Rs.12,000/- x 57.784 sq.mtrs.= **Rs. 6,94,000/-**. Hence the total market value of the property being transferred is **49,01,000/-**, but the sale consideration of the said property is **Rs. 1,20,00,000/-** at which the stamp duty @ 5% of **Rs. 6,00,000/-** is being paid accordingly. The prescribed stamp duty is being paid by the Purchasers on sale consideration, which is higher than the market value calculated as per the prescribed rates.

- F. 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.
- I. That the coordinates of the said property are Latitude **30.310561** &

Longitude **78.044111**

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 Manpreet Kaur

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SCHEDULE OF PROPERTY

All that 40% 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, which is bounded and butted as under:-

**EAST :** 90 Ft. main Race Course Road

**WEST :** Property of Buyer's

**NORTH :** Property of Buyer's

**SOUTH :** Property of Others,

**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 Virender 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.

**Left Hand Thumb and fingers impressions**

**Thumb      Index      Middle      Ring      Little**



**Right Hand Thumb and fingers impressions**

**Thumb      Index      Middle      Ring      Little**



**Signature of Seller**

*Manmohan Sahni*



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

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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:-

*Sunmeet*

1. Sh. Sunmeet Kohli  
S/o Sh. Virender Singh Kohli  
R/o-160 Race Course, Dehradun.  
UID-4039 5071 2123

*Jitendra*

2. Sh. Jitendra 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

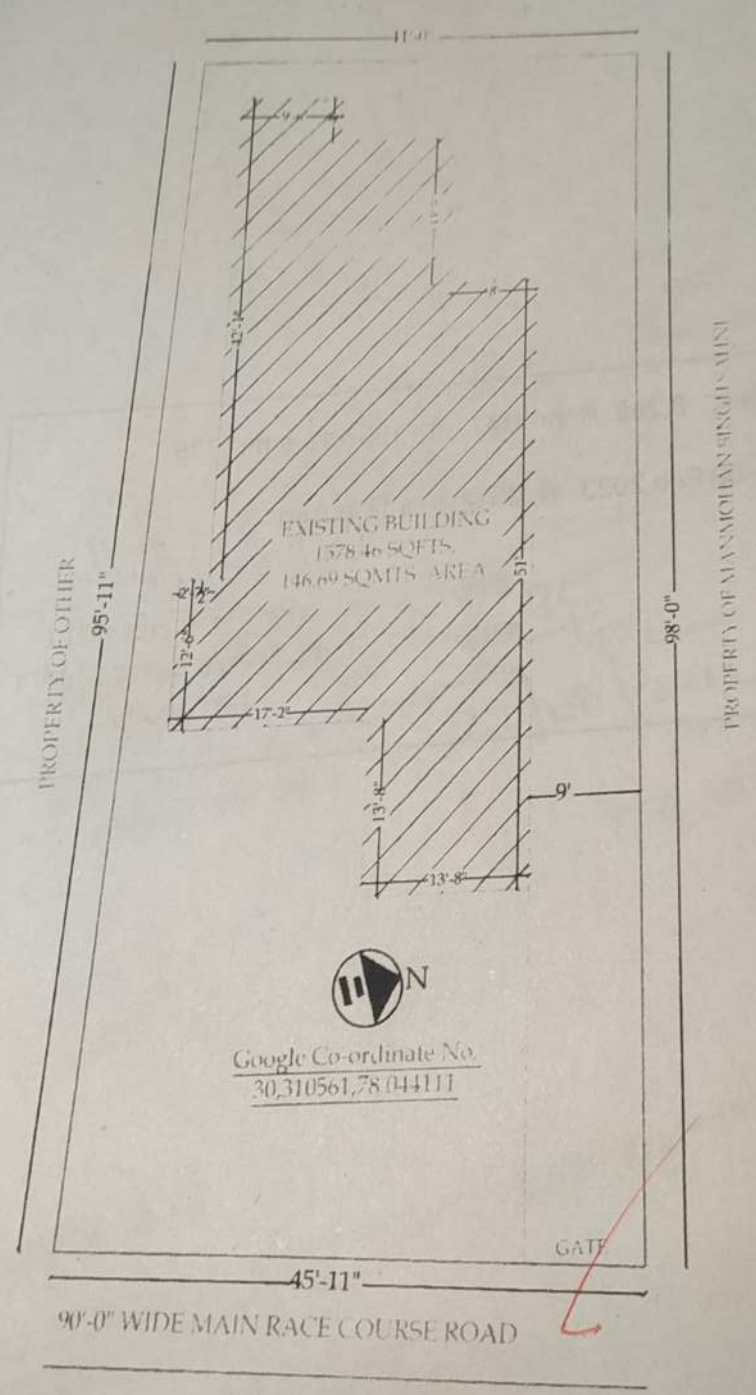
Mr. Parvender Kumar, Advocate

*Manmohan Saloni*  
*Manpreet Kaur*

*10/2/22* *12/2/22* *12/2/22*



ALL THIS FOR PROPERTY OF ...  
 SELLER B ...  
 PURCHASER ...  
 ...  
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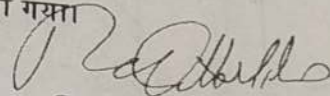


SIN-OF SELLER  
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SIN-OF PURCHASERS  
 Manmohan Saluni  
 Manpreet Kaur

बही संख्या 1 जिल्द 8,269 के पृष्ठ 147 से 196 पर क्रमांक 726

पर आज दिनांक 09 Feb 2023 को रजिस्ट्रीकरण किया गया।



रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, द्वितीय  
09 Feb 2023