

6608



8-104
chit w

DESIRABLE DESCRIPTION

1. Consideration: Rs.75,00,000/- (Rupees Seventy Five Lac Only)
2. Market Value On Which: Rs.75,00,000/- (Rupees Seventy Five Lac only)
Stamp Duty is paid: Lac only)
3. Total Stamp: Rs.7,30,000/- (Rupees Seven Lac Thirty Thousand only)
4. Main Area: Moti Bazaar
5. Area: 93.64 Sq. Mts. totally Covered shop at Ground Floor and 93.64 Sq. Meters of residential portion at First Floor.
6. Place: Dehradun.
7. Type of Property: Shop cum residential.
8. Distance to main road: Property is situated on the main Moti Bazaar Road.
9. Property/ Khasra No.: Nagar Nigam No. 55/5 (New No. 96/72)
10. Seller: **SH. SUBHASH CHAND WASAN** son of (late) Sh. Mohan Lal resident of 55/5 Moti Bazaar Dehradun (hereinafter called 'THE VENDOR') of the one part.
11. Purchaser: **SMT. RUCHI MINOCHA** wife of Sh. Anurag Minocha resident of 119 Indra Nagar Colony Dehradun (hereinafter called the **PURCHASER**) of the other part.
12. Witnesses:
13. PaN No. Seller **AA BPCW 2151K**
Purchaser **AAHMPM 2458G**
14. Total Pages: 100 Pages.
15. Drafted By: Vijay Chandna Advocate

Subhash Chand Wasan
Ruchi



उत्तरांचल UTTARANCHAL

032720

7 6 JUN 2007

देहरादून (उत्तरांचल)
x x 2007 DEED OF SALE

THIS DEED OF SALE is made on this 26th day of June 2007 by SH. SUBHASH CHAND WASAN son of (late) Sh. Mohan Lal resident of 55/5 Moti Bazaar Dehradun (hereinafter called 'THE VENDOR') of the one part.

Subhash chand wasan

Sub

(2)



उत्तरांचल UTTARANCHAL

कोड संख्या - 01

032721

26 JUN 2007

देहरादून (उत्तराखण्ड)

xx 2007-2008 ++

IN FAVOUR OF

SMT. RUCHI MINOCHA wife of Sh. Anurag Minocha resident of 119
Indra Nagar Colony Dehradun (hereinafter called the **PURCHASER**) of
the other part.

Sulokh Chand meera

Gulab

(4)

8-101



Sh. Lohru Ram son of Sh. Rahlla Ram, he sold the same to one Sh.
उत्तरांचल UTTARANCHAL

032722

6 JUN 2007
देहरादून (उत्तराखण्ड)
* 2007-2008 ++

Subhorsh Chand verma

5

Subh

Office & R
7 (128/1) MO
DEHRADUN
L : 0135-
B : 9412
9719

r 2007



उत्तरांचल UTTARANCHAL

26 JUN 1957

032723

देहरादून (उत्तराखण्ड)
xx 2002-2003 ++

Mohan Lal son of Sh. Bakshi Lakshmi Dass Wasan resident of Moti bazaar Dehradun vide Sale deed dated 16th June 1954 duly registered in the office of the Sub-Registrar Dehradun at Book No. I, Volume 461, at

Lakshmi Dass Wasan

6

Lakshmi



उत्तरांचल UTTARANCHAL

कोड संख्या - 01

032724

देहरादून (उत्तरांचल)

x x 2000-0

Pages No. 371 to 375 at serial No. 9030 dated 21st June 1954. his name
was duly mutated in the records.

Sabbah Chand agar

Dub

(7)

8-98

7



उत्तरांचल UTTARANCHAL

26 JUN 2007

032725

देहरादून (उत्तरांचल)

xx 2007-2008 ++

AND WHEREAS Later the above said Sh. Mohan Lal executed his last Will and testament dated 01st September 1997 duly registered in the

Sabbosh Chandan Agarwal

[Signature]

③



उत्तरांचल UTTARANCHAL

26 JUN 2007

032726

देहरादून (उत्तरांचल)

x x 2007-2009 + 4

office of the Sub-Registrar Dehradun at Book No. III, Volume 6, at Page
No. 8, Addl. Book No. III, Volume 9, at Pages No. 25 to 40 at Serial No.

Subash Chand Arora

Sub

(9)



उत्तरांचल UTTARANCHAL

26 JAN 2001

032727

देहरादून (उत्तरांचल)

186 dated 08th September 1997. As per this Will after the death of above
said Sh. Mohan Lal on 11th November 2001 the property bearing No. 55/5

Subhash Chand Wazari

Subh

(10)



उत्तरांचल UTTARANCHAL

26 JUN 2007

032728

देहरादून (उत्तराखण्ड)

Moti Bazaar Dehradun ~~devolved~~ ²⁰⁰⁷⁻²⁰⁰⁸ on his only son Sh. Subhash Chand Wasan, the Vendor, his name is duly mutated in the records and thus is the sole and exclusive owner in possession of the above said property.

Subhash Chand Wasan

Subh

(51)



कांड संख्या - 01

032729

उत्तरांचल UTTARANCHAL

26 JUN 2007

देहरादून (उत्तराखण्ड)

AND WHEREAS thus the Vendor became the owner in possession of the above mentioned property.

Lallesh Chandan

[Signature]

(12)



उत्तरांचल UTTARANCHAL

26 JUN 2007

032730

देहरादून (उत्तरांचल)

x x 2007-2008

AND WHEREAS the Vendor has expressed his desire to sell the part of the above mentioned property (hereinafter called the **SAID PROPERTY**) more fully detailed in the schedule at the foot of this Deed.

Subhash Chand Agarwal

Sd/-

(13)

8-92



कोड संख्या - 01

उत्तरांचल UTTARANCHAL

26 JUN 2007

032731

देहरादून (उत्तरांचल)

AND WHEREAS the Purchaser has expressed her desire to purchase the Said Property from the Vendor by way of Sale.

Subhash Chand Agarwal

Subh

(14)

S-91



कोड संख्या - 03

उत्तरांचल UTTARANCHAL 26 JUN 2007

032732

देहान्त

AND WHEREAS the vendor has agreed to sell the Said Property to the Purchasers for a Sale Consideration of Rs.75,00,000/- (Rupees Seventy Five Lac Only).

Subhok Chand Mehra

15

Subh



उत्तरांचल UTTARANCHAL

26 JUNE 2007

032733

AND WHEREAS the Vendor has assured the Purchaser that his title to the Said Property is clear, subsisting and transferable and that the Said

Sabbash Chand Awar

16

Subh

Office & R
7 (128/1) MO
DEHRADUN
L : 0135 -
B : 9412
9719

r 2007



उत्तरांचल UTTARANCHAL

26 JUN 2008

032734

देहरादून (उत्तर)
x x 2007-20

Property is free from all the encumbrances, attachments, litigations, demands etc.

Subhash Chandra

(17)

Subh

88



उत्तरांचल UTTARANCHAL

देह संख्या
कोड संख्या

032735

26 JUN 2007

AND WHEREAS the parties to this deed do not belong to the scheduled
caste or tribe.

xx 2007-20

Sukesh Chandra

Sukesh

18



उत्तरांचल UTTARANCHAL

26 JUN 2007

032736

देहरादून (उत्तरांचल)

xx 2007-2013 ++

AND WHEREAS there is now no impediment in the transfer of the Said Property by the Vendor to the purchaser by way of Sale.

Lal Bahadur Shastri

(19)

Shastri



उत्तरांचल UTTARANCHAL

26 JUN 2007

032737

देहरादून (उत्तराखण्ड)
×× 2007-2008 ++

AND WHEREAS the value of the Said Property as per the Government prescribed rates is – value of Shop -Rs.8500/-X93.64=Rs.7,95,940/- (Rupees Seven Lac Ninety Five Thousand Nine Hundred Forty only) and

Subhash Chand Agarwal

(20)

Subh



उत्तरांचल UTTARANCHAL

कोड सफा - 01

26 JUN 2007

032738

the value of ~~xx constructions~~ ^{देहरादून (उत्तराखण्ड)} $120 \times 300 \times 93.64 = \text{Rs. } 33,71,040/-$ (Rupees
Thirty Three ~~Lac~~ ^{Lacs} ~~Seventy One Thousand Forty only~~); and the value of the

Sabbir Chand Agarwal

(21)

Subh



कोड संख्या - 01

032739

उत्तरांचल UTTARANCHAL JUN 2007

 देहरादून (उत्तराखण्ड)
 x x 2007-2008 + +

residential portion at the first floor being 55 years old (1952) 4700/-
 $X93.64X0.605=Rs.2,66,266/-$ (Rupees Two Lac Sixty Six Thousand Two
 Hundred Sixty Six only) thus the total value of the Said property comes
 to $Rs.7,95,940/-+Rs.33,71,040/-+Rs.2,66,266/-=Rs.44,33,246/-$ (Rupees
 Forty Four Lac Thirty Three Thousand Two Hundred Forty Six only)
 whereas the sale consideration fixed for the Said Property is
 $Rs.75,00,000/-$ (Rupees Seventy Five Lac Only) which is more than the
 prescribed rate, thus, the Stamp Duty is being paid on the value of the
 Said Property as per the Sale Consideration.

Subhash Chandra Arora

(22)

Subhash



उत्तरांचल UTTARANCHAL

26 JUN 2007

032740

देहरादून (उत्तराखण्ड)
xx 2007-2008 ++

AND WHEREAS the purchaser being a lady and after attaining the exemption in the stamp duty has paid the stamp duty of Rs.7,30,000/- (Rupees Seven Lac Thirty Thousand only).

Subhash Chandra Gargan

Subh

23





उत्तरांचल UTTARANCHAL JUN 2007

032741

देहरादून (उत्तरांचल)
xx 2007-2008 ++

AND WHEREAS the Said Property being purchased is situated within the Nagar Nigam limits and as such it do not violates any provisions of The Uttaranchal (the Uttar Pradesh Zamindari and Land Reforms Act, 1950) (Adaptation and Modification Order, 2001) (Amendment) Act, 2003.

Lubhok Chand Agarwal

[Signature]

(24)



उत्तरांचल UTTARANCHAL

देहरादून
कोड संख्या - 01

26 JUN 2007

देहरादून (वत्सराषण्ड)
XX 2007-2008 ++

NOW THIS DEED WITNESSETH AS HEREUNDER:-

1. That in consideration of a sum of Rs.75,00,000/- (Rupees Seventy Five Lac Only) paid by the Purchaser to the Vendor (the receipt of which all the Vendor doth hereby acknowledges) the Vendor as absolute owner of the Said Property, more fully described in the

Sitarkh Chand Arora

[Signature]

(95)



उत्तरांचल UTTARANCHAL

देहरादून
कोड संख्या - 01
26 JUN 2007

032743

देहरादून (उत्तराखण्ड)

xx 2007-2008 ++

schedule at the foot of this Deed, and hereby transfers, conveys and grants by way of SALE all the Said Property to the Purchaser and TO HAVE AND TO HOLD the same as absolute owner thereof, without any hindrance, interference or obstruction from the Vendor or any person or persons claiming through or under him.

Subhash Chand Sharma

Subh

96



उत्तरांचल UTTARANCHAL

देहरादून कोड संख्या - 01

26 JUN 2007

032744

देहरादून (उत्तरांचल)

2007-2008

2. That the parties to the Deed hereby further covenant with each other as follows:-

- a) That the Sale Consideration has been settled at Rs.75,00,000/-(Rupees Seventy Five Lac Only) which has been paid to the Vendor in the following manner:-

Selvak Choudhary

Selvak

(27)

8-79



उत्तरांचल UTTARANCHAL

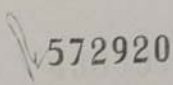
430062

- i) Rs.10,00,000/- (Rupees Ten Lac only) vide cheque No. 304369 drawn on IDBI Bank Dehradun dated 17th March 2007.

Lehkh Chand Agar

Lehkh

98



Rs.65,00,000/- (Rupees Sixty Five Lac only) vide
Banker's Cheque No. 537484 drawn on State Bank of
India Main Branch Dehradun dated 25th June 2007.

Rich

29



उत्तरांचल TARANCHAL

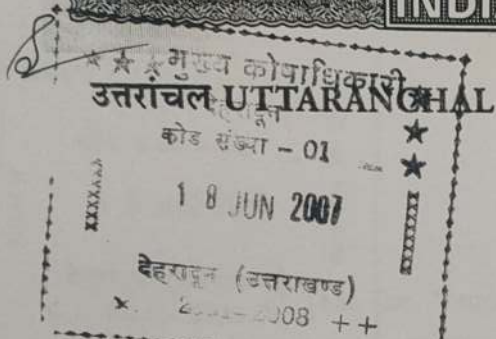
430301

b) That the title of the Vendor to the Said Property is clear,
subsisting and transferable.

Subhas Chandra Agarwal

Sub

30



484376

c) That the Said property is free from all sorts of encumbrances, liens, cess, demands etc.

Sabbark chand arser

(31)

Subi



★ ★ ★ मुख्य कोषाधिकारी
उत्तरांचल UTTARANCHAL

484375

कोड संख्या - 01

18 JUN 2007

बेहराइन (उत्तराखण्ड) That the Vendor has handed over the vacant physical
x x 2004-2008 possession of the Said Property to the Purchaser.

Lehar Chandra Arora

Auth

32

S-74



उत्तरांचल UTTARANCHAL

21 JUN 2007

देहरादून (उत्तराखण्ड)
2007-2008 ++

430275

e) That the Said Property hereby sold includes all rights, titles, easements, privileges and appurtenances pertaining to and connected with the Said Property.

Selva Chandrasekar

Auth

33



उत्तरांचल UTTARANCHAL

484487

कोड संख्या - 04

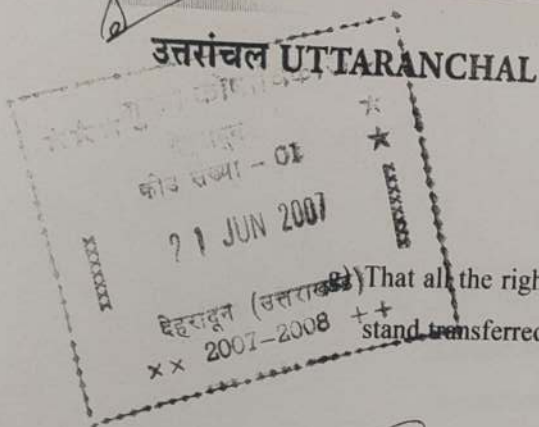
18 JUN 2007

That all the taxes and charges etc. pertaining to the Said Property uptil the date of the Sale Deed shall be the liability of the Vendor and hereinafter the same shall be borne by the Purchaser.

Subash Chandra Misra

Subi

(34)



484771

That all the rights of the Vendor in the Said Property hereby stand transferred to the Purchaser.

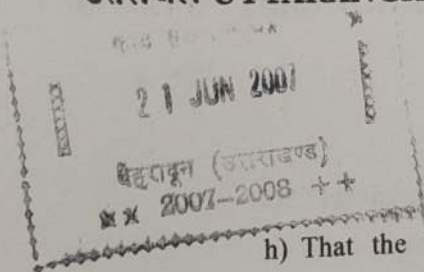
Selish Chandra

(35)

Subi



उत्तरांचल UTTARANCHAL



- h) That the Vendor further undertake to execute all such documents and to do all such things as may be necessary for furthermore perfecting the title of the Purchaser to the Said Property.

Sudhakar Chandra

Puri

(36)



उत्तरांचल UTTARANCHAL

430292

- i) That the costs of the stamp duty, registration charges and all other expenses incidental to the execution of the Sale Deed have been borne by the purchaser.

Subhash Chandra

37

Subh



कोड संख्या - 01
उत्तरांचल UTTARANCHAL
- 1 JUN 2007

देहरादून (उत्तरांचल)
xx 2007-2008 ++

- j) That in case the Purchaser is dispossessed from the Said Property or any part thereof on account of any defect in the title of the Vendor or his predecessor-in-title, then the

Sulabh Chand Agarwal

(38)

Sulabh



उत्तरांचल UTARANCHAL
1 JUN 2007

430297

दत (उत्तरांचल)
07-2003 ++

Vendor shall be liable to indemnify the Purchaser to the extent of the loss suffered which also includes the cost of the improvements, if any, that may be effected hereinafter on the Said Property.

Sulata Chandra

(39)

Puli

S-67



उत्तरांचल UTTARANCHAL
कोड संख्या - 430968

25 JUN 2007

देहरादून (उत्तरांचल)

xx 2001-2003

k) That the expressions VENDOR and PURCHASER shall include their respective heirs, legal representatives and assigns.

Liberté Chand Agar

40

Liberté



उत्तरांचल UTTARANCHAL

430149

SCHEDULE OF THE PROPERTY

ALL THAT PROPERTY FORMING PART OF PROPERTY BEARING
NAGAR NIGAM NO. 45 (OLD NO. 55/5) (NEW NO. 96/72)

Subhart Choudhary

(41)

Subhart



484677

★★★ उत्तरांचल UTTARANCHAL

देहरादून
कोड संख्या - 01

71 JUN 2007

देहरादून SITUATED AT MOTI BAZAAR DEHRADUN CONSISTING OF ONE
SHOP AT THE GROUND FLOOR TOTALLY COVERED

Lubh Chaudhary

(42)

Subh



उत्तरांचल UTTARANCHAL

430959

25 JUN 1961

MEASURING 1008 SQ. FEET OR 93.64 SQ. MTS. AND
RESIDENTIAL PORTION AT THE FIRST FLOOR MEASURING
93.64 SQ. MTS. BOUNDED AND BUTTED AS UNDER:-

Lalhot Choudhary

43

Subi



उत्तरांचल UTTARANCHAL

484850

कोट नं. - 02

21 JUN 2007

हरिश्चंद्र (उत्तरांचल)
NORTH: PROPERTY OF SH. HARISH GHAMBHIR.
XX 2007

Lalsh Chand Agar

(264)

Sh. H.



उत्तरांचल UTTARANCHAL

430307

Remaining
 SOUTH: PROPERTY OF *DR. YASUDEV DANG* Seller.

Pulhak Chand Vasan

25

S-61



देहरादून
कोड संख्या - 01
उत्तरांचल UTTARANCHAL
JUN 2007

देहरादून (उत्तराखण्ड)
xx 2007-2008 ++

500336

EAST: MOTI BAZAAR ROAD.

Solankhi Chand, Asst. Commr.
Rishi

46

S-60



उत्तरांचल UTTARANCHAL

484961

JUN 2007

WEST: PROPERTY OF SH. PRAKASH KHATARI.

Sulphur Chant 2007

Sulphur

(17)



उत्तरांचल **UTTARANCHAL**

430834

25 JUL 2007

देखा (View)

xx 20.00.000 ++

FINGER PRINTS OF VENDOR



(48)

Arushi

Lubhok Choudhary

S-57

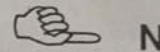
Site plan of Shop cum Residential property forming part of property bearing Municipal No. 55/5, Moti Bazar, Dehradun.

Seller -Shri Subhash Chand Wasan
Purchaser -Smt. Ruchi Minocha
Sold Area -Shop at ground floor 93.64 Sq. Mtrs. (Totally Covered) & Residential portion at first floor 93.64 Sq. Mtrs. (Totally covered)

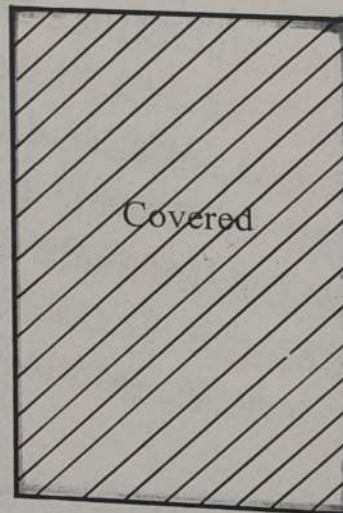
Sold part has been shown in red lines

NOT TO SCALE

Property of Shri Prakash
Khatari



Remaining Property of Sellers



Property of Shri Harish Gambhir

Moti Bazar Road

Seller..

Subhash Chand Wasan

Purchaser.....

Ruchi

