

Emb-9/53 64/2691/06

SALE DEED
RELEVANT PARTICULARS

1. Consideration : Rs. 2,79,000/-
2. Market Value on which Stamp duty paid : Rs. 2,79,000/-
3. Stamp Duty : Rs. 27,900/-
4. Avas Vikas Duty : Included
5. Total Stamp Duty paid : Rs. 27,900/-
6. Main Locality : Outside of Nagar Nigam Limit
7. Locality : Mauza Arcadia Grant, Dehradun
8. Particulars of the property : Out of all that land comprising in Khata No. 117 in Khasra No. 185/4, in Mauza Arcadia Grant, Pargana Central Doon, Dehra Dun, a plot of land measuring 266.66 Sq. Yds. or 222.95 Sq. Mts. having plot dimensions of 40' x 60'
9. Kind of Property : Open land
10. Circle rate : Rs. 1250/- per Sq. Mts.
11. Distance from main Road : The said land is situated about two Kilometer from the main Chakrata Road and at a distance of 263 ft (approx.) i.e. less than 100 Mts. from Shyampur Thakurpur Village Road
12. Name and Address of Sellers : (1) Mr. Ravi Sood, s/o Late Y.P. Sood, r/o 212/338 Old Dalanwala, Dehra Dun; (2) Mr. Sunil Kumar, s/o Mr. Rajpal, r/o 29/11, Rajpur Road, Dehra Dun
13. Name and Address of Purchaser : Mr. Sanjeev Bhatia S/o Mr. K.L. Bhatia, R/o, Pushp Vatika, Cottage No.1, Camel Back Road, Mussoorie District Dehra Dun
14. Number of Stamp sheets : 10 sheets
15. Drafted by : Shri Deepak Ahluwalia, Advocate, Dehradun.

Sanjeev Bhatia

Sanjeev



उत्तरांचल UTTARANCHAL

20 APR 2006

मुख्य कोषाधिकारी
देहरादून (उत्तरांचल)

SALE DEED

THIS DEED OF SALE is made on this the 24th day of April, 2006 BETWEEN (1) Mr. Ravi Sood, s/o Late Y.P. Sood, r/o 212/338 Old Dalanwala, Dehra Dun; (2) Mr. Sunil Kumar, s/o Mr. Rajpal, r/o 29/11, Rajpur Road, Dehra Dun; (hereinafter jointly referred to as 'the SELLERS') of the ONE PART AND Mr. Sanjeev Bhatia S/o Mr. K.L. Bhatia, R/o, Pushp Vatika, Cottage No.1, Camel Back Road, Mussoorie District Dehra Dun (hereinafter referred to as 'the Purchaser') of the second part,

Both the terms 'The Sellers' and 'The Purchaser' hereinafter used, unless repugnant to the context, shall be deemed to include their respective heirs, legal representatives, successors-in-interest, administrators, assigns etc. Whereas originally the Owner/Bhumidhar with transferable rights of land comprising out of Khasra No. 185/4 measuring 2.590 Hectares situated in Village Arcadia Grant, Pargana Central Doon, Dehra Dun was one late Sardar Darshan Singh. The name of the said Sardar Darshan Singh is duly recorded in the revenue records since 1373 Fasli for the same.

And Whereas on the demise of the said Sardar Darshan Singh on 04.08.1987 the land comprising out of Khasra No. 185/4 measuring 2.590 Hectares situated in Village Arcadia Grant, Pargana Central Doon, Dehra Dun devolved onto his Five sons namely Sh. Inder Singh, Sh. Beant Singh, Sh. Pritam Singh, Sh. Prithi Pal Singh and Sh. Har Dayal Singh, and their names were duly entered in the revenue records & the same appears in Khata No. 117, Agricultural Year 1399 to 1404 Fasli.

Sanjeev Bhatia

(2)

Sanjeev Bhatia



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20 APR 2006
मुख्य कोषाधिकारी
देहरादून (उत्तरांचल)

And Whereas out of the said five sons of the original owner Sardar Darshan Singh, three of them i.e., Sh. Beant Singh & Sh. HarDayal Singh transferred their 1/5th Share each, out of the total land measuring 2.590 Hectares and comprising in Khasra No. 185/4 in Village Arcadia Grant, Pargana Central Doon, Dehra Dun in favour of Sh. Harinderpal Singh S/o Sh. Har Mohinder Singh as under

- a). Sh. Har Dayal Singh executed and sold his 1/5th Share from the above described Khasra No. 185/4, vide Sale Deed dt. 13.05.03 which deed is duly registered with Sub-Registrar Dehra Dun in Book No. 1 Volume 963 at Pages 437 in Additional Book File No. 1 Volume 1300 at Pages 355 to 370 as Document No. 2545 dt. 13.05.03. The name of the purchaser therein i.e. said Sh. Harinderpal Singh under the said described sale deed dt. 13.05.03, was consequently duly mutated in the revenue records vide order dt 26.09.05 in mutation case file no. 10121 and recorded in Khata No. 117 Agricultural year 1399-1404 Fasli
- b). Sh. Inder Singh through attorney executed and sold his 1/5th Share from the above described Khasra No. 185/4, vide Sale Deed dt. 31.07.03 which deed is duly registered with Sub-Registrar Dehra Dun in Book No. 1 Volume 963 at page 538 in Additional Book File no. 1 volume 1319 at Pages 327 to 342 as Document No. 4108 dt. 31.07.03. The name of the purchaser therein i.e. said Sh. Harinder Pal Singh under the said described sale deed dt. 31.07.03, was consequently duly mutated in the revenue records vide order dt 17.11.05 in mutation case file no. 10122 and recorded in Khata No. 117 Agricultural year 1399-1404 Fasli
- c). Sh. Beant Singh executed and sold his 1/5th Share from the above described Khasra No. 185/4, vide Sale Deed dt. 31.07.03, duly registered with Sub-Registrar Dehra Dun in Book No. 1 Volume 963 at page 538 in Additional

Sanu Kumar

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उत्तरांचल UTTARANCHAL

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8 APR 2006

कोषाधिकारी
दून (उत्तरांचल)

Book File no.1 Volume 1319 at Pages 311 to 326 as Document No. 4107 dt.31.07.03. The name of the purchaser therein i.e. said Sh. Harinderpal Singh under the said sale deed dt.31.07.03, was consequently duly mutated in the revenue records vide order dt 10.10.05 in mutation case file no. 10124 and recorded in Khata No.117 Agricultural year 1399-1404 Fasli.

Hence on the execution of the above described three sale deeds, the purchaser therein i.e. Sh. Harinder Pal Singh became the owner/ Bhumidhar with transferable rights of a total of 3/5 Share of land of erstwhile said three share holders i.e. Sh. Har Dayal Singh, Sh. Beant Singh & Sh. Inder Singh all Sons of Late Sd. Darshan Singh, in the said Khasra 185/4 in Mauza Arcadia Grant Pargana Central Doon Dehra Dun.

And whereas the other 1/5th share holder i.e. Sh. Prithi Pal Singh executed and sold his 1/5th Share from the above described Khasra No. 185/4, vide Sale Deed dt. 31.07.03, duly registered with Sub-Registrar Dehra Dun in Book No. 1 Volume 963 at Pages 538 in Additional Book File No.1 Volume 1319 at pages 201 to 216 as Document No. 4099 dated 31.07.03 in favour of Sh. Malvinder Singh. The name of the purchaser therein i.e. said Sh. Malvinder Singh under the said sale deed dt.31.07.03, was consequently duly mutated in the revenue records vide order dt 26.09.05 in mutation case file no. 10125 and recorded in Khata No.117 Agricultural year 1399-1404 Fasli.

And whereas the other remaining 1/5th share holder i.e. Sh. Pritam Singh executed and sold his 1/5th Share from the above described Khasra No. 185/4, vide Sale Deed dt. 31.07.03, duly registered with Sub-Registrar Dehra Dun in Book No. 1 Volume 963 at Pages 538 in Additional Book File No.1 Volume

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



UTTARANCHAL

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(उत्तरांचल)

1319 at pages 343 to 358 as Document No. 4109 dated 31.07.03 in favour of Sh. Adarsh Pal Singh. The name of the purchaser therein i.e. said Sh. Adarsh Pal Singh under the said sale deed dt.31.07.03, was consequently duly mutated in the revenue records vide order dt 26.09.05 in mutation case file no. 10123 and recorded in Khata No.117 Agricultural year 1399-1404 Fasli.

And whereas hence the above said Sh. Harinderpal Singh (with 3/5th Share), Malvinder Singh (with 1/5th Share) & Sh. Adarsh Pal Singh with 1/5th Share), became the owner/ bhumidhar with transferable rights of the land in total measuring 2.590 Hectares comprising out of Khata 117 (1399-1404 Fasli) in Khasra No.185/4 in village Arcadia Grant Pargana Central Doon Tehsil and District Dehra Dun on the strength of the above described sale deeds.

And Whereas the erstwhile owners mentioned above i.e. Sh. Harinderpal Singh, Sh. Malvinder Singh & Sh. Adarsh Pal Singh all sons of Sh. Har Mohinder Singh all then resident of 7, Malviya Road, Dehra Dun/ J-9/17D, Rajori Garden New Delhi, thereupon executed a joint Sale Deed dt Dt. 06.12.2005 wherein they sold out of their entire shares in land in total measuring 2.590 Hectares a portion of land measuring 0.5944 Hects. Or 5944.67 Sq. Mts. and comprising in Khata 117(1399-1404 Fasli) in Khasra No. 185/4 in Mauza Arcadia Grant Pargana Pachwa Doon Tehsil and District Dehra Dun in favour of the present Sellers under this Deed. Hence the present sellers are the sole and absolute owner of all that land measuring 0.5944 Hects. Or 5944.67 Sq. Mts. in land comprising in Khasra No. 185/4 Mauza Arcadia Grant, Pargana Pachwa Doon, Tehsil and District Dehradun in Khata No. 117 (1399 to 1404 Fasli). The said described Sale Deed dt.06.12.2005 executed in favour of the present Sellers is duly registered with the Sub Registrar Dehra Dun in Book No. 1 Volume

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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ONE THOUSAND RUPEES

Rs.1000



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0 APR 2006

गार, देहरादून
(उत्तरांचल)

1440 at Page 542 in Additional Book File No.1 Volume 1544 at Page 481 to 496 at Serial No. 8169 on 06.12.2005.

And Whereas as such the Sellers under this Deed of Sale are the absolute owners in possession of the land comprising in Khata 117(1399-1404 Fasli) in Khasra No. 185/4 in Mauza Arcadia Grant Pargana Pachwa Doon Tehsil and District Dehra Dun measuring 0.5944 Hectares. The name of the Sellers under this deed stands duly mutated in the revenue records vide order of the additional Tehsildar Dehra Dun Dehra Dun dt 24.01.06 for the land purchased under above said described saie deed dt. 06.12.2005.

AND WHEREAS the Sellers have agreed to sell out of the said land purchased out of above described said Sale Deed dated 06.12.2005, a plot of land situated at a distance of 263 ft. from Shyampur Thakurpur Village Road measuring 266.66 Sq. Yds. or 222.95 Sq. Mts. having plot dimensions of 40' x 60', comprising out of Khata No.117 (1399-1404 Fasli) in Khasra No 185/4 situated in Mauza Arcadia Grant, Pargana Central Doon, Dehra Dun, more-fully described in the Schedule hereunder (hereinafter referred to as the said land) together with all rights, privileges, easements, appendages, advantages, appurtenant thereto or reputed to be attached therewith and free from any charges, encumbrances, claims, demands, lis-pendence, mortgages etc. of any sort and free from any litigation or acquisition, for a total sale consideration of Rs. 2,79,000/- (Rupees Two lakh Seventy Nine Thousand Only) and the Purchaser has agreed to purchase the same on such assurances, for the said sale consideration, on the following terms and conditions:

NOW THIS DEED WITNESSETH AS UNDER:

[Signature]

[Signature]

(6)

[Signature]

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

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That in pursuance of the said Agreement and in consideration of the covenants hereunder and in consideration of a sum of Rs. 2,79,000/- (Rupees Two Lakh Seventy Nine Thousand only) paid by the Purchaser to the Sellers as under:

- Rs. 10,000/- paid in cash on 23.03.2006
- Rs. 19,000/- paid in cash on 24.04.06
- Rs. 2,50,000/- paid vide Demand Draft bearing No. 575323 Drawn Upon State Bank of India Branch Mussoorie Dehra Dun, and payable at S.B.I. Dehra Dun

both payments (b) & (c) mentioned above have been paid before the Sub-Registrar, Dehra Dun at the time of presentation of this document for registration; Total Rs. 2,79,000/- Rupees Two Lakhs Seventy Nine Thousand only ;The receipt whereof the Sellers hereby acknowledge having received the same, in full and final payment of the Sale Consideration amount; The Sellers doth hereby convey, transfer and assign by way of absolute sale unto the use of the said Purchaser, a plot of said land situated at a distance of 263 ft. from Shyampur Thakurpur Village Road measuring 266.66 Sq. Yds. or 222.95 Sq. Mts., having dimensions of 40' x 60', comprising out of Khata No. 117 (1399-1404 Fasli) in Khasra No. 185/4 situated in Mauza Arcadia Grant, Pargana Central Doon, Dehra Dun, more-fully described in the schedule hereunder and particularly delineated in Red Colour and marked by letters ABCDA in the annexed Plan. The said land is being sold together with all the rights, privileges, easements, advantages, appurtenant thereto or reputed to be attached therewith and all the rights, title, interest, claims, demands, whatsoever possessed by the sellers unto and upon the said land, to have and to hold the said land hereby conveyed unto the purchaser absolutely and for ever.

[Signature]

(7)

[Signature]



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2. That the sellers hereby covenants as under:

a) That the sellers are the absolute owner of the property hereby transferred and possess unrestricted right to transfer the same. The sellers have a clear marketable title on the said land. The said land is being sold as mentioned above free from all charges, liens, encumbrances' claims, demands or attachments of any sort and free from any litigation or acquisition.

b) That it shall be the liability of the sellers to pay all taxes, cesses, charges, arrears or any other dues, if any, as are levied on the said land and which may be payable in respect of the said land, hereby sold, till today and thereafter it shall be the liability of the purchaser to pay the same.

c) That the physical vacant possession of the said land hereby sold has today been delivered unto the purchaser. The purchaser shall hereafter be entitled to enjoy the said land without any interruption, hindrance, claim or demand by the sellers or any person claiming through or in trust for them.

d) That the sellers shall and all persons claiming any interest in the said land through them, will at all times hereafter, at the request but at the cost of the purchaser, execute or cause to be executed, all such acts, deeds and things, as may be reasonably required, for further better assuring the rights, title and interest hereby transferred.

e) That if by reason of any defect in title or competency of the sellers to sell the said land hereby sold, the purchaser is deprived of the said land or any part thereof, the sellers shall be bound to compensate the purchaser to the extent of

Signature



UTTARANCHAL

the loss so suffered by him including costs incurred for making any improvements thereupon.

f) That for ingress and egress onto the said land there is a 20 feet wide passage towards West as delineated in Yellow Colour in the annexed plan, and the Purchaser shall be entitled to all the rights as the Sellers possess & have on the said passage so carved by them in the lay out plan. The sellers undertake never to create any obstructions, hindrances etc. in the said passage. Under this sale deed the sellers are transferring unto the purchasers, rights on the said 20' wide passage as delineated in Yellow Colour in the annexed plan and situated towards West of the said land hereby sold.

3. That the Purchaser along-with his father Sh. Krishan Lal Bhatia are the owners of property situated in Flat No.2 Doon View Apartments, Adare Estate, The Mall, Mussoorie District Dehra Dun which they purchased from one Mr. Hemant Kumar vide Sale Deed Dt. 29.10.1999 duly registered in the Office of the Joint Registrar Mussoorie Dehra Dun in Book No. 1 Volume 1 at Page 287 in Additional Book File No.1 Volume 112 at Pages 1/34 as document no 214/99 registered on 29.10.1999 and duly mutated in Municipal Records and which they have not sold or transferred till date. Hence as such the Purchaser being the owner of plot of Land in Uttranchal prior to 12.09.2003 he is fully competent and authorized to purchase the said Land in accordance with the Provisions of Uttranchal Act No. 29 of 2003.

4. That the said land hereby sold measures 222.95 Sq. Mts. The said land is situated about two Kilometer from the main Chakrata Road and at a distance of 263 ft. (approx.) i.e. less than 100 Mts. from Shyampur Thakurpur Village



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Road hence the Circle rate is @ Rs.1250 per Sq. Mts. The said land is situated in Mauza Arcadia Grant, Pargana Central Doon, Dehra Dun. The value as per prescribed circle rate i.e. Rs.1250/- per Sq. Mts., comes to Rs. 2,78,687.50/-, The sale consideration is however Rs. 2,79,000/- and as such the stamp duty is being paid on the higher sale consideration amount, which comes to Rs. 27,900/-.

SCHEDULE OF THE PROPERTY HEREBY SOLD

Out of all that land comprising in Khata No. 117 in Khasra No. 185/4, in Mauza Arcadia Grant, Pargana Central Doon, Dehra Dun, a plot of land measuring 266.66 Sq. Yds. or 222.95 Sq. Mts. having plot dimensions of 40' x 60', bounded and butted as under:

North	:	Land of Sellers, side measuring 60',
South	:	Land of Sellers, side measuring 60',
East	:	Land of Sellers, side measuring 40'
West	:	By 20' wide passage and thereafter land of Sellers, side measuring 40'

(More-fully described by letters ABCDA in Red Colour in the Plan annexed hereto).

Sanjeev

Sanjeev

Sanjeev



UTTARANCHAL

IN WITNESS WHEREOF the Sellers and the Purchaser have put down their respective signatures on the day, month and year first above mentioned in presence of witnesses hereunder.

SELLER No. 1

SELLER No. 2

PURCHASER

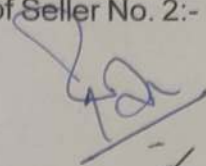
Name and Address of Sellers:- (1) Mr. Ravi Sood, s/o Late Y.P. Sood, r/o 212/ 338 Old Dalanwala, Dehra Dun; (2) Mr. Sunil Kumar, s/o Mr. Rajpal, r/o 29/11, Rajpur Road, Dehra Dun

Left hand Thumb and Fingers Impression of Seller No. 1:-

Right hand Thumb and Fingers Impression of Seller No. 1:-

Left hand Thumb and Fingers Impression of Seller No. 2:-

Right hand Thumb and Fingures Impression of Seller No. 2:-

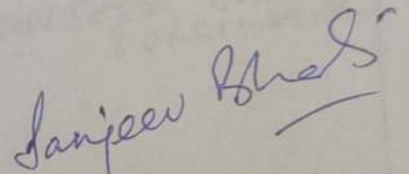


Signature of Sellers

Name and Address of Purchaser:- Mr. Sanjeev Bhatia S/o Mr. K.L. Bhatia , R/o, Pushp Vatika, Cottage No.1, Camel Back Road, Mussoorie District Dehra Dun

Left hand Thumb and Fingures Impression of Purchaser:-

Right hand Thumb and Fingures Impression of Purchaser:-



Signature of Purchaser

WITNESSES:-

1. Chander Mohan
De (M. ALORA
SUBHASH ROAD
DUN

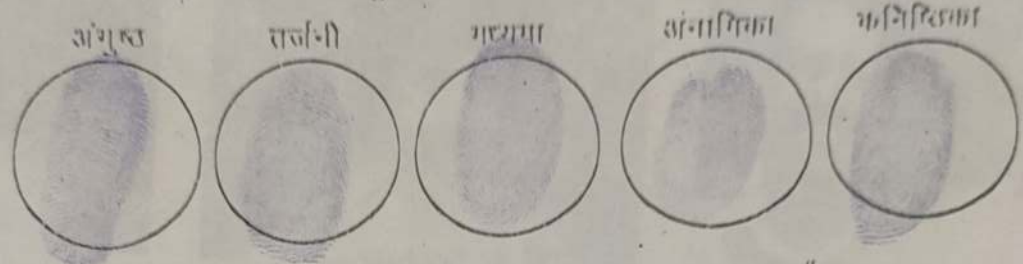
2. Seema Bhatia
SEEMA BHATIA
W/o SANJEEV BHATIA
MUSSOORIE

Drafted and photo attested by Mr. Deepak Ahluwalia, Advocate
Typed in my office.

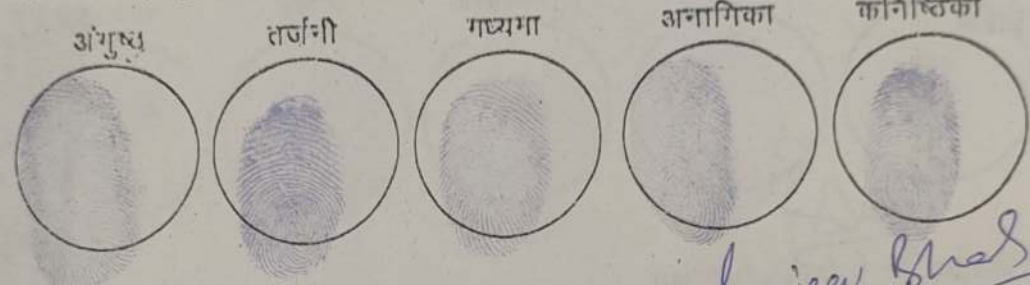
1/ Deepak Ahluwalia
24/4/06

रजिस्ट्रेशन अधिनियम 1900 की धारा 32-ए के अनुपालन हेतु फिंगर प्रिंट्स
 प्रथमपक्ष/चिकेता का नाम एवं पता :

बायें हाथ (Left Hand) की अंगुलियों के चिन्ह



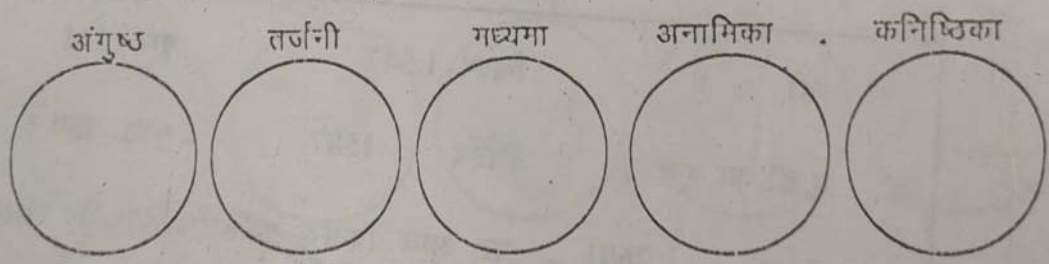
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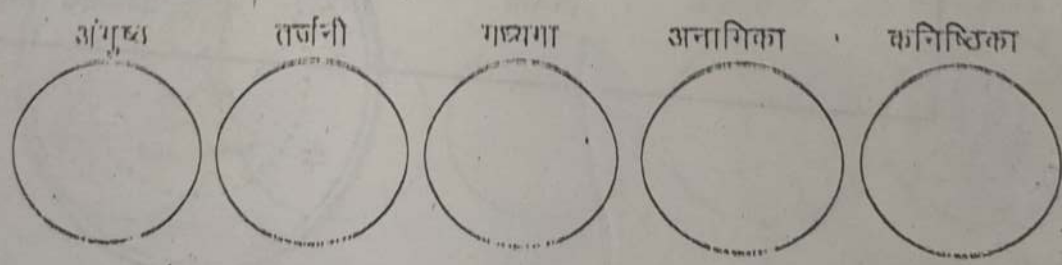
Sanjeev Bhat
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द्वितीयपक्ष/चिकेता का नाम एवं पता :

बायें हाथ (Left Hand) की अंगुलियों के चिन्ह



दायें हाथ (Right Hand) की अंगुलियों के चिन्ह

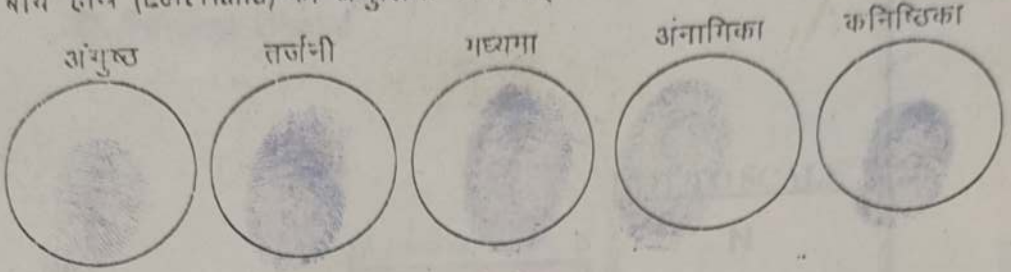


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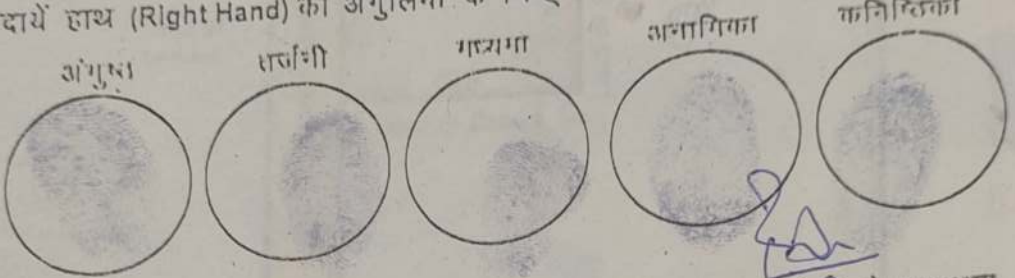
द्वितीयपक्ष/चिकेता के हस्ताक्षर
Sanjeev Bhat
 राक्षी सं 0 2
 Sanjeev Bhat

रजिस्ट्रेशन अधिनियम 1908 की धारा 32 ए के अनुपालन हेतु निम्न प्रिंटर
 प्रथमपक्ष/चिकेता का नाम एवं पता : 11 Ravi Sood 3(4.1.50.01) No 0601 Dabur
 21 SUNIL KUMAR No 1070004002010

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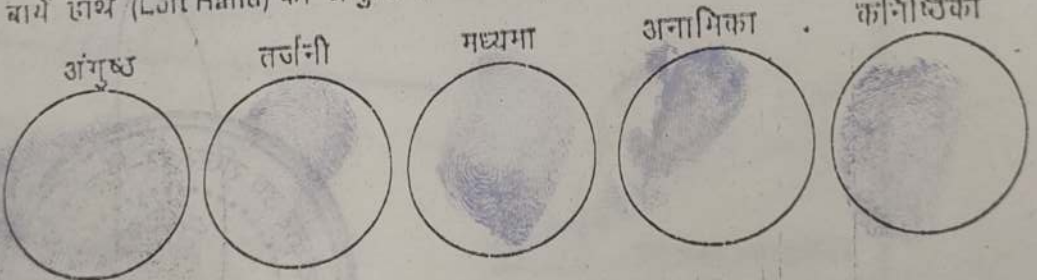
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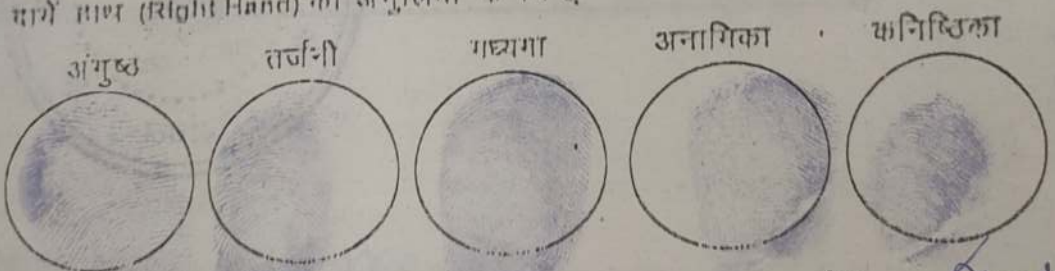
प्रथमपक्ष/चिकेता के हस्ताक्षर
 Ravi Sood
 SELLER

द्वितीयपक्ष/चेता का नाम एवं पता :

बायें हाथ (Left Hand) की अंगुलियों के चिन्ह



दायें हाथ (Right Hand) की अंगुलियों के चिन्ह



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 शादी रीट
 Dec. M. K. K. K.
 No. Subhash

11/11/11 11/11/11

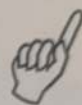
द्वितीयपक्ष/चेता के हस्ताक्षर
 शादी रीट 2
 Seema Bhatia
 No. Seema Bhatia
 No. 1070004002010
 No. Mussoorie

SITE PLAN OF OUT OF ALL THAT LAND COMPRISING IN KHATA NO. 117 IN KHASRA NO. 185/4, IN MAUZA ARCADIA GRANT, PARGANA CENTRAL DOON, DEHRA DUN, A PLOT OF LAND MEASURING 266.66 SQ. YDS. OR 222.95 SQ. MTS. HAVING PLOT DIMENSIONS OF 40' X 60'

SOLD BY : (1)MR. RAVI SOOD (2) MR. SUNIL KUMAR
SOLD TO : Mr. Sanjeev Bhatia

NOT TO SCALE

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Land of sellers

20 ft. wide Road

A Land of Sellers B

40 ft.

60 ft.

40 ft.

60 ft.

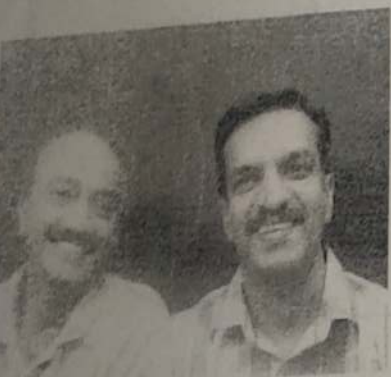
Land of Sellers

D Land of Sellers C

30 ft. wide Road

SELLERS.....

Sanjeev Bhatia
.....PURCHASER



विक्रेता



क्रेता



गवाह



ही न. 1

जिल्द 1,547

पृष्ठ 211

ए.डी. फा. बुक 1

जिल्द 1587

पृष्ठ 759 से 780

में न. 2691

पर आज दिनांक 24/04/2006 में रजिस्ट्री की गई ।

उप निबन्धक सदर 2 देहरादून

