

884

208

SALE DEED/RELEVANT PARTICULARS

1. Consideration : Rs. 24,18,000/-
2. Market Value : Rs. 24,18,000/-
3. Stamp Duty : Rs. 96,000/-
4. Main Locality : Nagar Nigam
5. Locality : Village Kisanpur
6. Particulars of the property : All that plot of land bearing private no 44, and forming part of Khasara No 56 Ka , measuring 186 Sq. Mts., situated in Mauza Kisanpur, Pargana Central Doon, Distt. Dehradun.
7. Circle rate : Rs. 13,000/- per Sq. Mts.
8. Distance from main Road : More than 51 Mts. away from main Rajpur Road
9. Name and Address of Seller : **Mrs. Simmi Ahuja W/o Mr. Sunil Ahuja R/o 820/2, Rajendra Nagar, Dehradun, through her attorney Mr. Sunil Ahuja S/o Sh.G.D. Ahuja R/o 820/2, Rajendra Nagar, Kaulagarh Road, Dehradun.,**
10. Name and Address of Purchaser : **Dr. (Mrs.) Santosh Ashish W/o Sh. Ashish Patel R/o 100- Old Dalanwala, Dehradun,**

PAN AHMPA1720E

D.L. UA0720050122511

PAN AIKPB6730A



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

पन्द्रह हजार रुपये



FIFTEEN
THOUSAND RUPEES

Rs.
15000

खण्ड UTTARAKHAND

य कोषाधिकारी
प्राप्त
14 FEB 2013
नगर,
कर्त किया
सं. 001



193

110193

SALE DEED

This Deed of Sale is made on this 22nd Day of Feb., 2013 between **Mrs. Simmi Ahuja W/o Mr. Sunil Ahuja R/o 820/2, Rajendra Nagar, Kaulagarh Road, Dehradun, through her attorney Mr. Sunil Ahuja S/o Sh.G.D.Ahuja R/o 820/2, Rajendra Nagar, Kaulagarh Road, Dehradun,** ((registered G.P.A.dated 25-09-2010, duly registered in the office of Sub Registrar, Dehradun in Book No 4, Vo336, pages 51/60, document no.1063, on 25-09-2010.hereinafter called the "Seller") of the one part;

AND

Dr. (Mrs.) Santosh Ashish W/o Sh. Ashish Kumar Patel R/o 100- Old Dalanwala, Dehradun,(hereinafter called the "Purchaser") of the other part;

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

पन्द्रह हजार रुपये



FIFTEEN
THOUSAND RUPEES

Rs.
15000

ब्रण्ड UTTARAKHAND

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संयोजक
देहरादून

FEB 2013

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WHEREAS the seller is the sole, absolute and undisputed owner and in possession of all that plot of land, fully described in the "schedule of property" given at the foot of this deed and hereinafter referred to as "said property".

AND WHEREAS M/S Shipra Sahkari Awas Samiti Ltd. Dehradun was recorded bhumidhars with transferrable rights of, besides other, all that plot of land forming part of Khasara No 56 Ka, Min, measuring 11430 Sq. Mts., situated in Mauza Kisanpur, pargana parwa Doon, Distt. Dehradun, since 1395 fasli i.e. since 1987.

AND WHEREAS Said M/S Shipra Sahkari Awas Samiti Ltd. Dehradun, developed residetial plots on the said land and got the lay out plan of the colony, sanctioned from M.D.D.A. Dehradun, vide file no 24/87-88, order dated 16-11-85 and sold one of the plot bearing no 44, to Smt, Anuradha Gupta W/o Sh. Ramniwas R/o 59/6, Tyagi Road, Dehradun vide registered sale deed dated 28.10.2005, duly registered in the office of Sub Registrar, Dehradun in Book No 1, Vol-1337, page 1184, ADFB-1, Vol 1565, pages 27/50 document no. 8520, on 09-11-2005.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

FIFTEEN
THOUSAND RUPEES

Rs.
15000

पन्द्रह हजार रुपये



उत्तराखण्ड UTTARAKHAND

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को-ऑपरेटिव
संस्थान, देहरादून

FFR 2013

दिनांक

AND WHEREAS Said Smt., Anuradha Gupta W/o Sh. Ramniwas R/o 59/6, Tyagi Road, Dehradun further sold the aforesaid plot of land to (1) Mr. Rajendra Kumar Agarwal S/o Late Bhagwat Prasad R/o 8, Municipal Road, Dehradun and (2) Mrs. Simmi Ahuja W/o Mr. Sunil Ahuja R/o 820/2, Rajendra Nagar, Kaulagarh Road, Dehradun, jointly vide registered sale deed dated 30-03-2006.duly registered in the office of Sub Registrar, Dehradun in Book No 1, Vol-1,337, page 1468, ADFB-1,Vol 1621, pages 689/702 document no.2726, on 01-4-2006.

AND WHEREAS Said Mr. Rajendra Kumar Agarwal S/o Late Bhagwat Prasad R/o 8, Municipal Road, Dehradun, vide registered G.P.A. dated 25-10-2007, authorised Mr. Sunil Ahuja S/o Sh.G.D.Ahuja R/o 820/2, Rajendra Nagar, Kaulagarh Road, Dehradun to sell his 1/2 undivided share in the said plot of land and Mr. Sunil Ahuja S/o Sh.G.D.Ahuja R/o 820/2, Rajendra Nagar, Kaulagarh Road, Dehradun, acting as attorney for Mr.



UTTARAKHAND

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कोषाधी गरी
नगर, देहरादून

FEB 2013

गर्त किया
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Rajendra Kumar Agarwal S/o Late Bhagwat Prasad sold the 1/2 undivided share of Mr. Rajendra Kumar Agarwal in of the said plot of land to Mrs. Simmi Ahuja W/o Mr. Sunil Ahuja R/o 820/2, Rajendra Nagar, Kaulagarh Road, Dehradun vide Sale Deed dated 31-10-2007, duly registered in the office of Sub Registrar, Dehradun in Book No 1, Vol-2162, pages 301/322 document no. 9975, on 31-10-2007. Thus Mrs. Simmi Ahuja became the sole and exclusive owner of the entire plot of land bearing private no 44, and forming part of Khasara No 56 Ka, measuring 183 Sq. Mts., situated in Mauza Kisanpur, Pargana Central Doon, Distt. Dehradun. The name of Mrs. Simmi Ahuja W/o Mr. Sunil Ahuja R/o 820/2, Rajendra Nagar, Kaulagarh Road, Dehradun has been duly mutated in the revenue records regarding the aforesaid land.

AND WHEREAS the seller wanted to sell and the Purchaser wanted to purchase the said property and upon coming to know of the said intention of the seller, the purchaser offered to purchase the said land for or at a price of Rs.24,18,000/-, (Twenty Four Laks Eighteen thousand only) free from all encumbrances, liens, charges

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

पन्द्रह हजार रुपये



FIFTEEN
THOUSAND RUPEES

Rs.
15000

राखण्ड UTTARAKHAND

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मुख्य
कोषागार, देहरादून

14 FEB 2013

निर्गत किया
कोड ९

and demands whatsoever, to which the seller has accepted and has agreed to sell the same for the said price;

AND WHEREAS the parties have now desired that the sale deed be executed;. The No objection certificate has been issued by the society vide it's letter dated 15-02-2013.

NOW THIS DEED WITNESSES AS UNDER:-

1. That in pursuance of the said agreement and for a consideration of the sum of Rs.24,18,000/-, (Twenty Four Laks Eighteen thousand only) already paid by the purchaser to the seller in the following manner :-
 - i) Rs. 15,00,000/- Vide Cheque No.572715 Dt. 19/02/2013 Drawn on H.D.F.C.Bank, Hajratgang, Lucknow, payable at Dehradun, given by L.I.C.Housing Finance Ltd.area office Dehradun, as Housing loan to Purchaser
 - ii) Rs. 8,18,000/- (Eight Lac Eighteen Thousand only), vide Cheque no. 664498, drawn on P.N.B. Karanpur Branch, Dehradun,.
 - iii) Rs 1,00,000/- Vide Cheque No..804665 dated 22-02-2013

No.-18
KUMAR
ENDOR
Dehradun.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

FIFTEEN
THOUSAND RUPEES

पन्द्रह हजार रुपये

Rs.
15000



खण्ड UTTARAKHAND

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य कोषधिकारी
Dehradun

4 FEB 2013

वर्तित किया
001

Drawn on State Bank of India, Sachivalaya Branch, Dehradun.

the receipt whereof the seller do hereby acknowledges, having received as full and final sale consideration for the said property, the seller do hereby convey, transfer and assign all that open plot of land bearing private no 44, and forming part of Khasara No 56 Ka , measuring 186 Sq. Mts., situated in Mauza Kisanpur, Pargana Central Doon, Distt. Dehradun, morefully described in the "schedule of property" given at the foot of this deed, together with all right, title, interest and claim of the seller in and upon the said land with all easements, appurtenances, rights of way, benefits and privileges attached or reputed to be attached to the said land hereby sold, Unto and To the use of the said Purchaser, TO HAVE and TO HOLD the same absolutely and for ever, as the full and absolute owner and holder thereof, the actual physical, vacant possession whereof has been delivered to the Purchaser, on the spot, this day.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

A 813758

जरी रिकॉर्ड
हरद्वार
8 FEB 2013
निर्यात किया
कोड सं. 001

2

That the vendor do hereby further covenant and declare with the Purchaser, as under:-

- (i) That the Seller has good and subsisting title and right to convey the said property to the Purchaser as is hereby conveyed.
- (ii) That the Purchaser shall hold, use and enjoy the same as her own property without any hindrance, interruption and claim from the seller or any other person(s) whomsoever and she shall be entitled to get her names mutated in the revenue records regarding the said property and the seller shall have no objection to it.
- (iii) That the seller do not belong to any Scheduled Caste or Scheduled Tribe.
- (iv) That there is no prior registered agreement among the parties regarding the said property



उत्तराखण्ड UTTARAKHAND

18 FEB 2013

निर्गत किया
कोड सं. 001

- (v) That the land-revenue, ground rent, taxes and cesses etc. due and payable in respect of the land hereby sold, as may be in arrears upto the date of the sale, shall be payable and be paid by the seller, and the same accrued hereafter shall be payable by the Purchaser.
- (vii) That the seller assures the purchaser that the property hereby sold is free from all encumbrances, liens, mortgages, pledges, gifts, transfers, charges and demands and all kinds of disputes, litigations, attachments, proceedings of acquisition or requisition.
- (viii) That at all times hereinafter upon the request and at the cost of the Purchaser, the seller shall do and execute, and/or cause to be done and executed all such acts, and deeds which may be required for further and more perfectly assuring the title of the Purchaser to the property hereby conveyed, and keeping the Purchaser in possession of the same.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

खण्ड UTTARAKHAND

A 813760

FEB 2013

नैर्गत किया
कोड सं. 001

- (ix) That the seller hereby agree to keep the Purchaser harmless and keep her indemnified against any losses, damages, costs and expenses to which he may be subjected due to any defect in the title of the seller to the said property or any part thereof.
- (x) That the land hereby sold is situated between Mussoorie Bypass and Rajpur (via Sai Mandir), more than 51 Mts. away from main Rajpur Road and other main roads . The Circle Rate prescribed by the Distt. Magistrate for this locality is Rs. 13,000/- per Sq. Mts. and the market value for the land hereby sold comes to Rs 24,18,000/-, on which stamp Duty of Rs. 95,900/-.(75,000/- +20,900/-) is payable .
- (xi) That the property hereby sold is situated within the limits of Municipal Corporation Dehradun and the Purchaser is entitled to purchase the said property under the provisions of Uttaranch Act. 29 of 2003.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



राखण्ड UTTARAKHAND

A 813761

क कोषाणि १ रिकव
कोषागार, देहरादून

8 FEB 2013

निर्गत किया
कोड सं. ००

PROVIDED ALWAYS and it is hereby mutually agreed that the expressions 'Seller' and the 'Purchaser' wherever used shall be given the fullest scope and the widest meaning and shall include their heirs, successors in interest, transferees, administrators and executors etc.

SCHEDULE OF PROPERTY

All that plot of land bearing private no 44, and forming part of Khasara No 56 Ka, measuring 186 Sq. Mts., situated in Mauza Kisanpur, Pargana Central Doon, Distt. Dehradun, bounded and butted as under:-

- East - 7.5 Mts. wide Passage, side measuring 12 Mts.
- West - Partly by Plot No. 40 and partly by open land, side measuring 12 Mts.
- North - Plot No. 45, side measuring 15.5 Mts.
- South - Plot No. 43, side measuring 15.5 Mts.

IN WITNESS WHEREOF the seller and purchaser have signed this deed on the day, month and the year first above written.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



A 813762

खण्ड UTTARAKHAND

कोषाधिकारी सेक्रेटरी
राजगढ़, देहरादून

Purchaser

Seller

8 FEB 2013

वेरिफाई किया
कोड सं. 001

Name of the Seller :- Mrs. Simmi Ahuja W/o Mr. Sunil Ahuja
R/o 820/2, Rajendra Nagar, Dehradun, through her attorney
Mr. Sunil Ahuja S/o Sh.G.D.Ahuja R/o 820/2, Rajendra Nagar,
Kaulagarh Road, Dehradun, ..

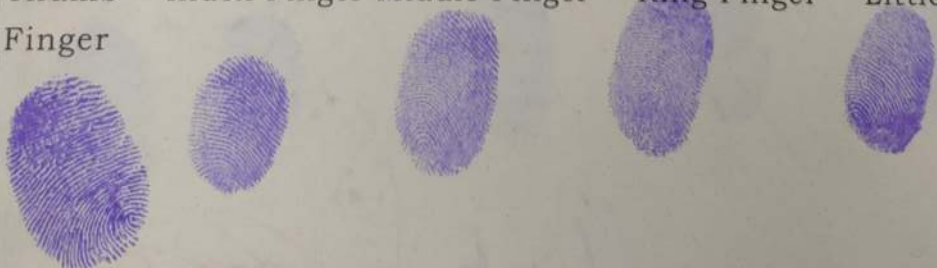
Finger prints of the Left hand of the Seller :-

Thumb Index Finger Middle Finger Ring Finger Little
Finger



Finger prints of the Right hand of the Seller :-

Thumb Index Finger Middle Finger Ring Finger Little
Finger

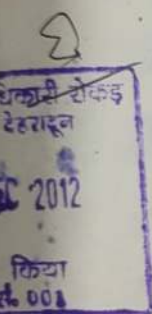


(Signature)



UTTARAKHAND

A 071363



Signature of the Seller

Name of the Pruchaser:- **Dr. (Mrs.) Santosh Ashish W/o Sh.**

Ashish Patel R/o 100- Old Dalanwala, Dehradun,

Finger prints of the Left hand of the Pruchaser :-

Thumb Index Finger Middle Finger Ring Finger Little
Finger



Finger prints of the Right hand of the Pruchaser:-

Thumb Index Finger Middle Finger Ring Finger Little
Finger



बही नम्बर 1 जिल्द 717 पृष्ठ 83 से 110

में नम्बर 884 पर आज दिनांक

में रजिस्ट्री की गयी ।

22-February-2013

उप निबन्धक (चतुर्थ) देहरादून



JOB TITLE

PROPOSED RESIDENTIAL BUILDING PLAN FOR DR. (MRS.) SANTOSH ASHISH W/O SH. ASHISH PATEL AT KHASRA NO- 56 KA, PLOT NO-44 SHIPRA COLONY MAUZA KISANPUR PARGANA CENTRAL DOON, DISTT. DEHRADUN (UTTARAKHAND).

STATEMENT OF AREA

TOTAL LAND AREA AS/ DEED	186.00 SQ.MT.
GROUND FLOOR AREA	119.90 SQ.MT.
FIRST FLOOR AREA	111.98 SQ.MT.
SECOND FLOOR AREA	76.56 SQ.MT.
TOTAL COV. AREA	308.44 SQ.MT.
OPEN LAND AREA	66.10 SQ.MT.
GROUND COVERAGE	64.46 %
F. A. R.	1.65

PROP. R.W.H.T. CAPACITY $2.00 \times 1.00 \times 2.00 = 4.00$ C.MT.

SCHEDULE OF D/W

		WIDTH	HEIGHT		WIDTH	HEIGHT
DOOR	D/W1	3.43	2.13	D1	1.00	2.13
	D0	1.06	2.13	D2	0.75	2.13
WINDOW	W1	1.82	1.37	W3	1.00	1.00
	W2	1.00	1.37			
	VENTI1	0.90	0.90			

LEGEND

R. W. P. = RAIN WATER PIPE

S. T. = SEPTIC TANK

S. P. = SOAK PIT

1.2. SECTION CHAMBER



M.D.D.A. USE ONLY

Mr. Prakash Chandra Dumka(PCS)

The Map (R-0973/15-16) is recommended for
approval by Mr. Sunil Kumar Gupta (JE)

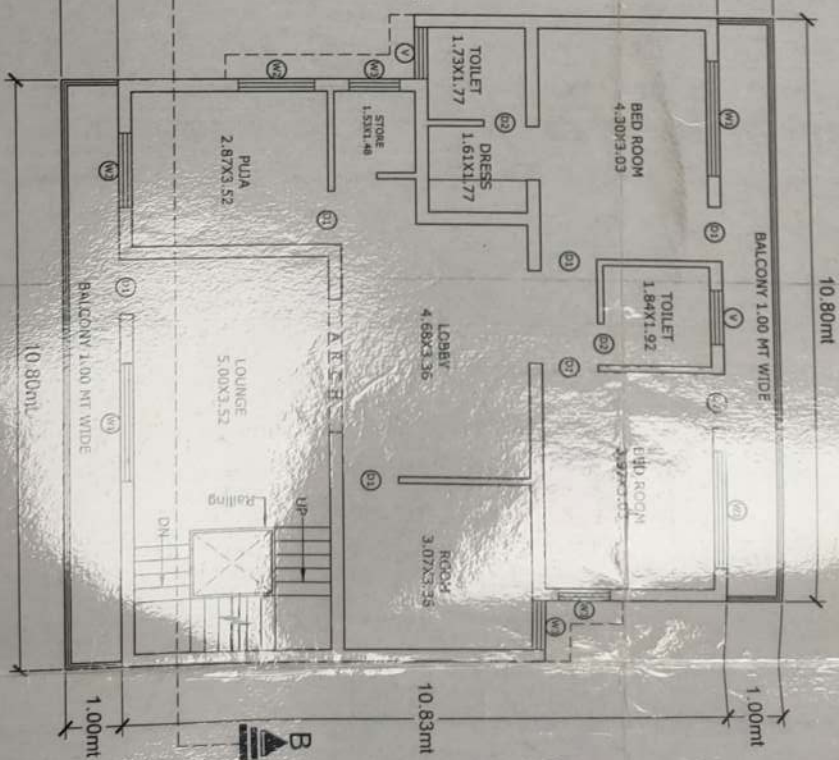
Mr. Shanti singh Rawat(AE)

and digitally signed by

Mr. Prakash Chandra Dumka(PCS) SECY., MDDA

Date: Wed Aug 12 15:09:42 IST 2015

TERRACE FLOOR PLAN

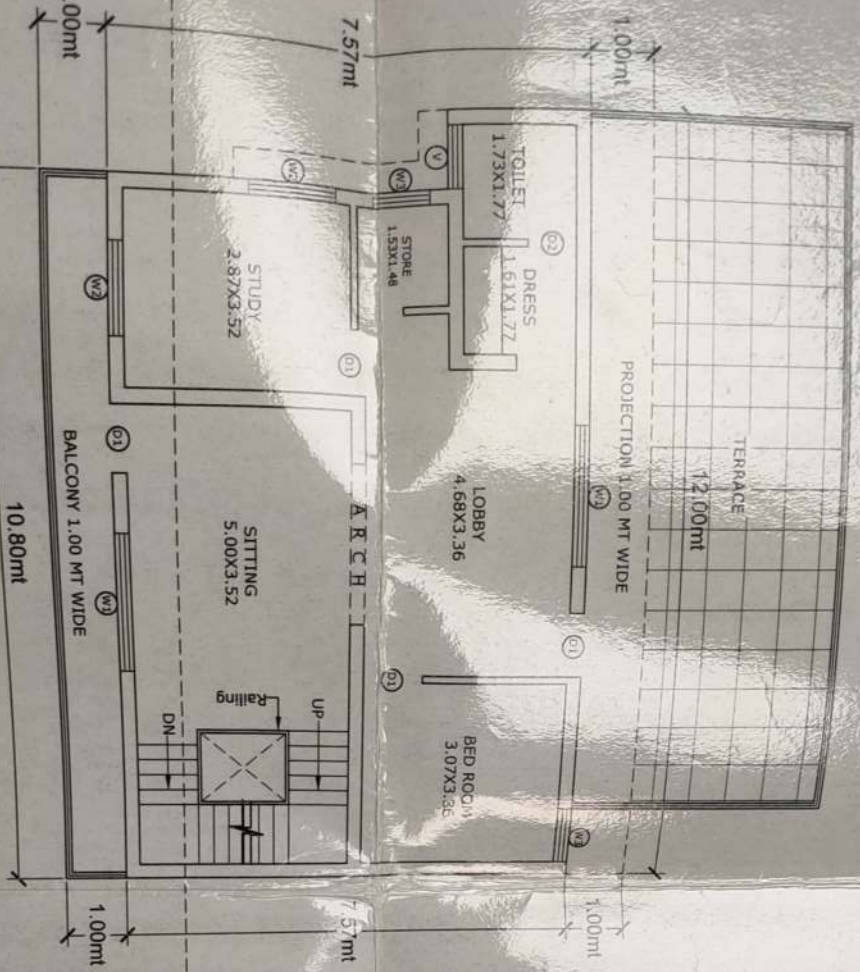


FIRST FLOOR PLAN

FRONT ELEVATION

LEFT SIDE ELEVATION

SECOND FLOOR PLAN



TERRACE FLOOR PLAN

