

9883/2023

146

Page | 1

SALE DEED

Sale Consideration: ₹4,27,00,000/-
 Government Value: ₹4,26,65,000/-
 Stamp duty: ₹21,35,000/-
 e-Stamp No.: IN-UK63129921666953V
 PDE No. UKPDE2023
 Latitude: 30.3844999
 Longitude: 78.0736632

SELLER: -

Mrs. Renu Sharma

W/o Mr. Amit Sharma,

R/o D-302windlass Residency,

11Curzor Road, Dalanwala,

Dehradun, Uttarakhand.

(Aadhar No. 238873604935) (PAN-ADWPS5492D)

PURCHASER:

Mrs Rakesh Dhawan

W/o Mr. Vijay Kumar Dhawan

R/o 7/1 Pritam Road, P.O Dalanwala,

Dehradun. (AadharNo.660692243465)

(PAN-AAHPD6526D)

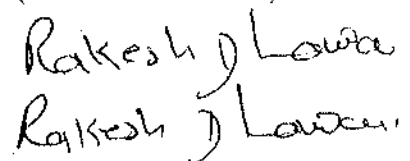
Schedule Of the Property

All that undivided and undefined share in (non-Agricultural) land i.e., 742 square meters out of total land i.e., 2327.5 sq mtrs in Khata No. 048 (According to 1408-1413 fasli), Khasra no.80 Ka (old Khasra No. 55/1). Situated at Village Sinola Pargana Parwadoon, Tehsil and Distt. Dehradun

(SELLER)



(PURCHASERS)





Online Public Data Entry Summary

UKPDE2023045133237

DISTRICT NAME: देहरादून BRO :

उपस्थिति स्थिति

UKPDE2023045133237

From 16 Feb 2023

16-Aug-2023

8:55:04PM

Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office नगर निगम, देहरादून

Deed/Article Type : Sale (Immovable)

Sub-Deed/Sub-Article : Sale(Residential Plot)

Village/Location For Index : सिंगोला

Village/Location/Road Selected for Circle Rate List : राजपुर रोड - १.०.१ हाथवर्जन रोड पर मसूरी बाईपास से यासली बियर पार्क तक

Khewat : 0 Khatoni : 0

Khasra : 80ka

House/Flat No: 0

Area : 742.0000 वर्ग मीटर

Latitude : 30.3844999000

Longitude : 47.0736032000

Land Value : 0.00

Construction Value : 0.00

Transaction Value : 42,700,000.00

Market Value : 42,800,000.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent : 0.00

Stamp Duty : 2,135,000.00

Regn Fees : 25,000.00

Pasting Fees : 100

Page : 100

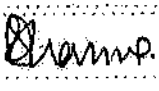
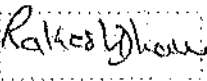
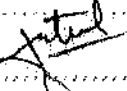

क्र.सं.	निर्माण का प्रकार	अवधारित निर्माण का विवरण	क्षेत्रफल
क्र.सं.	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण रकम
क्र.सं.	भुगतान की विधि	निर्धारित मूल्य का विवरण	वसूली क्रमांक
1	Cash	25,000.00	0
क्र.सं.	भुगतान की विधि	वसूली क्रमांक	वारी दिनांक
1	e-Stamp	2,135,000.00 0	16-Aug-2023
			स्थापन बिजली काईसी
			0

Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office नगर निगम, देहरादून

पक्षकार का प्रकार		पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	योवापन नं	पहचान पत्र संख्या
विप्रेता / प्रथम पक्ष	श्रीमती रेणु शर्मा पत्नी श्री अमित शर्मा निवासी	श्री-302 बिडलास रेजीडेंसी, 11 कर्जन रोड, डालनवाला, देहरादून, उत्तराखण्ड।		Self employed	ADWPS549 2D	0000000000	ADHAAR : 258873804935
क्रता / द्वितीय पक्ष	श्रीमती राकेश धवन पत्नी श्री विजय कुमार धवन निवासी 7/1 प्रीतम रोड, पोस्ट अफिम डालनवाला, देहरादून।			Self employed	AAHPD8528 D	0000000000	ADHAAR : 660802243465
गवाह	श्री यतीश चन्द पुत्र श्री एम.एन. डीहियाल निवासी कमल सिटिंग प्रेस, मोहमेवाला, देहरादून।			PRIVATE JOB		0000000000	ADHAAR : 289019016893
गवाह	श्री नरेंद्र कुमार पुत्र श्री मेजरल राम निवासी 63/बी, सूर्यव मोहल्ला, अकराता रोड, देहरादून।			PRIVATE JOB		0000000000	ADHAAR : 665579771807

Seller Body Type : NA

Purchaser Body Type: NA

Permission Type: NA

Do not have Property above 250 sqr mt in any other location in Uttarkhand : NA

Land or Property holding in UK before 12-09-2003 : NA

Cersai Nil Report : View Cersai Report

Uploaded NEC / 12 years
Khatoni Details :

View NEC Report

NA
Report :

View Permission Report

Uploaded Khatoni
for Seller :

View Seller Khatoni

Uploaded Khatoni
for Purchaser :

View Purchaser Khatoni

Transaction Details : NA

Deed Writer/Advocate Name : Amitindra Aryan

PHOTOGRAPH OF THE SCHEDULED PROPERTY

All that undivided and undefined share in (Non-Agricultural) land i.e., 742 square meters out of total land i.e., 2327.5 sq mtrs in Khata No. 048 (According to 1408-1413 fasli), Khasra no.80 Ka (old Khasra No. 55/1). Situated at Village Sinola Pargana Parwadoon, Tehsil and Distt. Dehradun



[Signature]
(SELLER)

Rakesh Dharwar
(PURCHASERS)

भारत सरकार
GOVERNMENT OF INDIA

रेनु शर्मा
Renu Sharma
जन्म तिथि / DOB: 25/01/1974
महिला / Female

Renu

2588 7360 4935

पता
आशु शर्मा, डी-302
विन्दलक्ष रीसिडेंसी, 11 गुर्रोन रोड,
देहरादून, देहरादून जिला,
उत्तराखण्ड, 248001

Address:
W/O: Anil Sharma, D-302
Windless Residency, 11 Gurron
Road, Deharwala, Dehradun,
Dehradun Dist, Uttarakhand,
248001

2588 7360 4935

1847
1800 300 1847

help@nidai.gov.in

www.nidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
RENU SHARMA

भारत सरकार
GOVT. OF INDIA

KRISHAN LAL SHARMA

25/01/1974
Permanent Account Number
ADWPS6802D

Renu

Signature

भारत सरकार
Government of India

Rakesh Dhawan

DOB: 08/06/1947
FEMALE

6606 9224 3465

मेरा आधार, मेरी पहचान

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address:
W/O: Vijay Kumar Dhawan, 7/1
Pritam road, p. o, Dalanwala,
Dehradun, Dehradun,
Uttarakhand - 248001

Rakesh Dhawan

6606 9224 3465

18-17

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

राकेश धावन
RAKESH DHAWAN

जन्म तिथि / DOB: 08/06/1947
पुरुष / Male





KRISHAN LAL SARIN

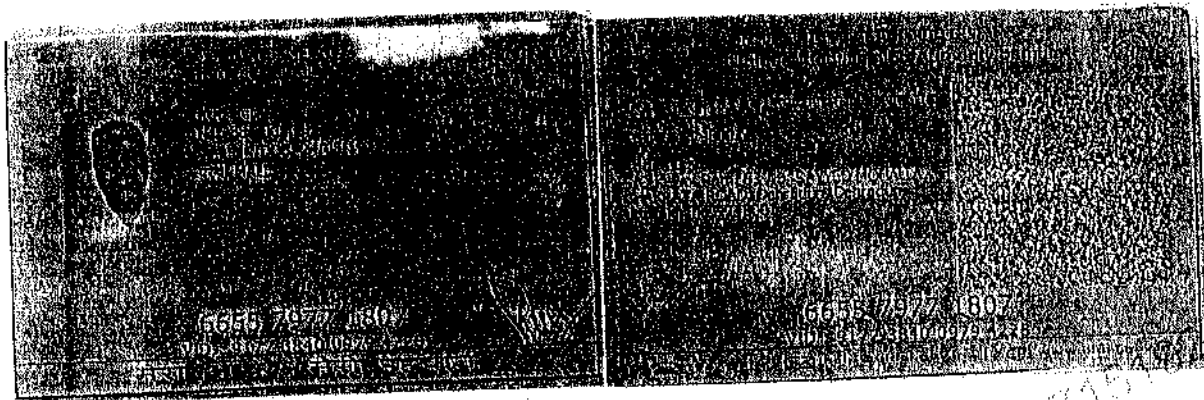
Permanent Account Number
AAHPD6626D

Rakesh Dhawan

Signature

Rakesh Dhawan

 <p>भारत सरकार Government of India</p>  <p>यालीश चंद्र Yalish Chandra जन्म तिथि/DOB: 01/05/1966 पुंस्व/ MALE</p> <p><i>Yalish</i></p>  <p>2690 1991 6893</p> <p>मेरा आधार, मेरी पहचान</p>	 <p>भारत सरकार Ministry of External Affairs Government of India</p> <p>Address: S/O: M.N Dhudiyal, - Mohabewala, Opp Kamal Printing Press, Mohabbey Wala, Dehradun, Uttarakhand - 248002</p> <p>पता: उत्तराखण्ड: मुग़ा वला टोपियाली, - मोहबोवाला; कपल प्रिंटिंग प्रेस के सामने, मोहबोवाला, देहरादून, उत्तराखण्ड - 248002</p> <p>2690 1991 6893</p>
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UKNKL2023040401378.perveenkuma.9897154100



INDIA NON JUDICIAL

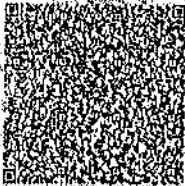
Government of Uttarakhand

सत्यमेव जयते

₹21,35,000

e-Stamp

Certificate No. : IN-UK63129921666953V
 Certificate Issued Date : 13-01-2023 06:00 PM
 Account Reference : NONAGO (SV)/UK1284404/DEHRADUN/UK-DH
 Unique Doc. Reference : SUBIN/UK/UK128440432580706507265V
 Purchased by : RAKESH DHAWAN
 Description of Document : Article 23 Conveyance
 Property Description : MOSSCOTIE DIVERSION ROAD VILL SINOLA DEHRADUN
 Consideration Price (Rs.) : 4,27,00,000
 (Four Crore Twenty Seven Lakh only)
 First Party : RENU SHARMA
 Second Party : RAKESH DHAWAN
 Stamp Duty Paid By : RAKESH DHAWAN
 Stamp Duty Amount (Rs.) : 2,13,50,000
 (Twenty One Lakh Thirty Five Thousand only)



REKHA SONI

Stamp Vendor

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Mob-9897847895



PU 0006532922

Statutory Alert:

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



**GREGASUS
HOSPITAL**

Dr. Rajiv K. Tiwari
डा. राजीव कुमार तिवारी
M.D., M.S., D.N.B. (INAMS)
D.N.B. (MCh) (Neurosurgery)
NEURO SURGEON

॥ श्रीगणेशाय नमः ॥

11

Walden F. Dandy, Houghton Mifflin, Boston, USA

0005 Skull Base Surgery Society of India

Psychological Society of India
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845

U.S. & Canadian Surgeons' Association

Indian Medical Association, 1958

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 11-11-2003 BY 60322

U.F.P.A.C. Rep. No. 42557

D.M.C. Reg. No. 21881

DATE: 14/07/2023

TO WHOMSOEVER IT MAY CONCERN

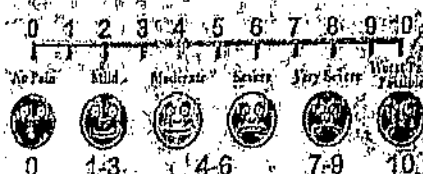
This is to intimate that patient Mrs. Rakesh Dhawan 76 years female was brought to our Hospital as a follow up case of fracture D12, L1 & L2 ?? Osteoporotic with complaint of recent exacerbation of pain in the back and leg managed conservatively and advised Rest for 7 days.



Authorized Signatory

Kecklowan

Pain Score



पगासर साधर स्पेशियलिटी हॉस्पिटल

PEGASUS SUPER-SPECIALTY HOSPITAL

A-7, Aras Yolu, Delhi Road, Subramapur - 247001.

For Appointments:

0132-2764777

89380 89381

Time: 10:30 a.m. to 2:30 p.m. (Cenote/OPD)

0.00 p.m. 107.00 nm. (Private OPD)

Monday, 10 Balmuday

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Helpline: 00600.00001

हिमालय के पर्वतों के नामों पर भी गिने सारे

24 Hours Emergency

ALL DAYS

NOT FOR MEDICOLEGAL PURPOSE

SALE DEED

THIS DEED OF SALE is made and executed on this 17. of

August, 2023 by

Renu

Rakesh Dhawan

Mrs. Renu Sharma W/o Mr. Amit Sharma, R/o D-302windlass Residency, 11 Curzon Road, Dalanwala, Dehradun, Uttarakhand. (Aadhar No. 258873604935) Hereinafter referred to as "SELLER", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the heirs, legal representatives, administrators, assigns and executors).

IN FAVOUR OF

Mrs. Rakesh Dhawan W/o Mr. Vijay Kumar Dhawan R/o 7/1 Pritam Road, P.O. Dalanwala, Dehradun. (Aadhar No. 660092243465) (PAN-AAHPD6526D). Hereinafter called the "Purchaser" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, legal representatives, executors, administrators, successors-in-interest and permitted assigns).

WHEREAS the Seller is absolutely seized and possessed of the property and sufficiently entitled of all that property which is more-fully described in the SCHEDULE given at the foot of this deed hereinafter called the "Said Property"

Renu
(SELLER)

Rakesh Dhawan
(PURCHASERS)

and the Seller have all the rights to convey, sell, gift, assigns and transfer the property.

AND WHEREAS the Seller acquired and received the said land as a gift having an area of 3080 sq. mtr. from her father Mr. Krishan Lal Sharma S/o Mr. Chajju Ram R/o 122, Guru Road, Dehradun, by virtue of gift deed dated 12-10-2011, which is duly registered in the office of S.R. 3rd, Dehradun, at Book no.1, Vol.132, Page 285 to 402, Sl.no.1603, registered on dated 12-10-2011.

AND WHEREAS the Seller sold (area ad measuring 752.5 sq mtrs) a portion of her land to Mrs. Shruti Dhawan W/o of Mr. Sumit Dhawan by virtue of sale deed dated 21/12/2012 which is duly registered in the office of S.R. 3rd, Dehradun, at Book no.1, Vol.272, Page 317 to 382, Sl.no.1828, registered on dated 21-12-2012, leaving with an area of 2327.5 sq mtrs only.

AND WHEREAS the Seller had entered into a partnership by the name of Sara Developers (Now known as Dhawan Township LLP) with Mrs. Rakesh Dhawan (Purchaser), Mrs. Shruti Dhawan, Mrs. Sonal Dhawan, First Buildcon Pvt Ltd and Mr. Vijay Kumar Dhawan as partners on 01-12-2012. This partnership (Dhawan Township LLP) entered into a joint venture and development agreement for the development of all that land as mentioned by their partners and landowners, by the name of Sara Eminent and the project by the name of "Park Belles".

AND WHEREAS the total land in the project situated in Village Sinola Pargana Parwadoon, Tehsil and District

(SELLER) *[Signature]*

Rakesh Dhawan
(PURCHASERS)

Dehradun was 11472 sq mtrs out of which the Seller's share of land is 2327.5 sq mtrs. the residential project has a covered area of 7814.43 sq mtrs, on which Park Belles Tower A, Tower B, Club and common areas, roads and other required construction has been constructed and in the said towers all the units have been allotted by the firm, the partner and the land owners leaving behind an area of 3657.57 sq mtrs only to be subsequently developed. That the construction has been done by the power of joint venture and development agreement and sara eminent has constructed the said construction having the primary right over the said construction.

AND WHEREAS the total percentage of land used in the Park Belles project already developed and an equivalent undivided and undefined equal proportionate share sold to the flat buyers is 68.12% leaving behind 31.88% of land of every landowner Partner. By virtue of the same the Seller being a partner has 31.88% undivided and undefined share of land i.e., 742 square meters left out of her total land share i.e., 2327.5 square meters. Hence share in undeveloped land left with the Seller is 742 Sq. Mtrs only and the Seller is sufficiently entitled to all that property which is more fully described in the Schedule given at the foot of this deed hereinafter called the said Property and the Seller has all the rights to convey, gift, assign and transfer the said Property which she is selling to the purchaser through this Deed, who is a continuing partner of the firm mentioned above.


(SELLER)


(PURCHASERS)

Amme



Rakesh Dewan



Jatish



Sanu



2023040401378,perveenkuma,9897154

हम सब साक्षीगण का यह प्रतीक है।



Sub-Registrar IV
Dehradun

AND WHEREAS the Seller has no claim over any other area left under her name and this (742 square meters) is the only area left which the seller is selling to the Purchaser and that this is the only area left with the Seller.

AND WHEREAS the Seller after selling said land to the Purchaser is exiting from the partnership and the entire project.

AND WHEREAS Purchasers have approached the Seller to purchase the said Land which is more-fully described in the schedule and the Seller has also agreed to sell the same for a total sum of ₹4,27,00,000/- (Rupees Four Crores Twenty-Seven Lakhs Only) on which the Purchasers had agreed to buy the same on the said price.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the said offer and acceptance and in consideration for a sum of ₹4,27,00,000/- (Rupees Four Crores Twenty-Seven Lakhs Only) paid by the Purchasers to the Seller in following manner:-

- ₹2,93,04,000/- vide RTGS having No./cheque No. 000087 Dated 13-July-2023
- ₹30,00,000/- vide Cheque no 468749 drawn on Punjab National Bank, Paltan Bazar, Dehradun, dated 07-08-2023.
- ₹30,00,000/- vide Cheque no 468750 drawn on Punjab National Bank, Paltan Bazar, Dehradun, dated 07-09-2023.
- ₹30,00,000/- vide Cheque no 468751 drawn on Punjab National Bank, Paltan Bazar, Dehradun, dated 07-10-2023.


(SELLER)


(PURCHASERS)

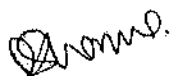
- ₹30,00,000/- vide Cheque no 468752 drawn on Punjab National Bank, Paltan Bazar, Dehradun, dated 07-11-2023.
- ₹6,73,000/- vide Cheque no 468767 drawn on Punjab National Bank, Paltan Bazar, Dehradun, dated 07-12-2023.
- ₹2,96,000/- vide Cheque no 000089 drawn on HDFC Bank, Rajpur Road, Dehradun, dated 07-12-2023
- ₹4,27,000/- as TDS

The receipt of which ₹2,97,31,000/- hereby admitted and acknowledged by the Seller on this date of registration of the deed and the rest ₹1,29,69,000 is accepted as postdated cheques which are to be encashed as per the dates of the cheque mentioned above, the Seller hereby convey, sells, transfer and assign all their title, right and interest over the schedule property which is more fully described in the schedule, given at the foot of this deed together with Rights of easements and appurtenances unto and to the use of the Purchaser free from all encumbrances etc. absolutely and forever along-with all rights, titles, claims, easements, appurtenances, right of paths and passages and TO HAVE AND TO HOLD the same without any let or hindrances from Seller with the condition of the postdated cheques to be encashed as per the schedule of payment mentioned above or any other person claiming through under or in trust for Seller in any manner whatsoever.

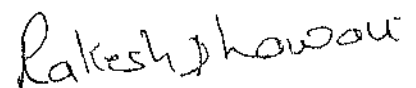

(SELLER)


(PURCHASERS)

2. That the Seller has withdrawn their possession from the said Property and have delivered the actual, physical, vacant and undisputed possession of said Property to the PURCHASER on the date of this Sale deed. Also, the SELLER has delivered all the connected original title documents in respect of the schedule mentioned property hereby conveyed on the date of execution of these presents. That the PURCHASER shall enjoy the possession without any interference, interruption, or disturbance from the SELLER or any person claiming through or under him.
3. That the Seller has paid all the taxes, cess, dues etc., in respect of the schedule mentioned property up to date of registration of Sale Deed and if any arrears left till the date of this Sale Deed the Seller promises to pay the same at his own cost.
4. That the rights, titles, interests, easements, privileges, appurtenances, liberties, enjoyments and possessions are hereby transferred and subsist in favor of the Purchasers absolutely and forever.
5. That the Seller hereby declare and covenant with the Purchasers that the schedule mentioned property is free from all encumbrances, charges, prior sales, gifts, mortgages, liens, court attachments and litigations etc., on this day of execution and registration of this sale deed and the Seller have full power and absolute authority to sell the



(SELLER)



(PURCHASERS)

- said land to the Purchaser absolutely and forever, in the event of any default the seller holds the full responsibility.
6. The Seller shall hereafter do and execute all such acts, deeds and things as may be required for completely and more perfectly assuring the title of the said property but always at the cost and request of the Purchaser, and keeping the Purchaser in possession and ownership thereof as per the true intent and meaning of these presents as shall or may reasonably be required.
7. That if on account of any defect in the title of the Seller over the said Land or on account of any other undisclosed facts, the said Land or any part thereof goes out from the hands of the Purchaser or the Purchaser suffers any loss on this account, the Seller shall fully compensate the Purchaser up to the extent of the loss thus suffered by the Purchaser.
8. That the Seller hereby undertake to indemnify and keep the Purchaser indemnified against all the losses, costs, expenses, damages sustained if any to the Purchaser on account of any defect in title of Seller or if the Purchaser is deprived from the part or whole of the schedule property, the Seller shall compensate against the same at all times with the personal or other property.
9. The Purchasers shall have the full proprietary rights and will be at liberty to transfer, mortgage, lease, gift or otherwise deal with the said property as the purchasers deems fit. The Purchasers shall be entitled to get the said


(SELLER)


(PURCHASERS)

property mutated in her name in the records of the Municipal Corporation/Revenue Department.

10. That the purchaser has all the rights and liberties to construct on the said property as the purchaser deems fit, as per the rules and regulation of the competent authorities.
11. That the seller will have no right over any construction, profits derived from such construction and share over any such construction over the said land.
12. The seller hereby declares that the site described in schedule property is not in assigned land within the meaning of U.K. Assigned Lands (Prohibition and Transfers) Act 19 of 1977.

DETAILS FOR THE SUB-REGISTRAR OFFICE

- I. That the land hereby sold is situated on 33-Meter-wide Road at the main road that is Mussoorie road.
- II. There are neither any trees nor any construction of any sort is present over the said area of land.
- III. That the land hereby sold does not violate the provisions of the Uttarakhand (U.P.) Zamindari Abolition and Land Reforms Act, 1956, as the said land is situated within the limit of Nagar Nigam Dehradun.
- IV. That the Seller and Purchaser do not belong to schedule caste or schedule tribe.
- V. That there is no violation of the Real Estate Regulation Authority, act and Uttarakhand rules.

[Signature]

(SELLER)

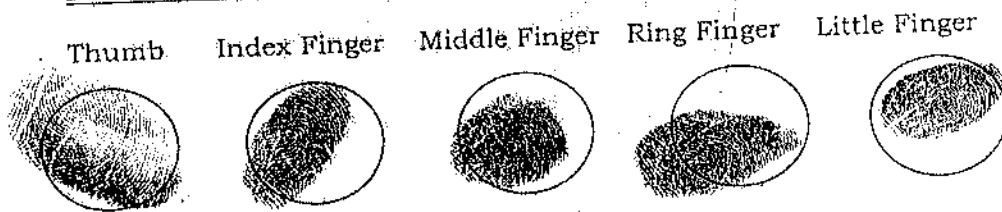
[Signature]

(PURCHASERS)

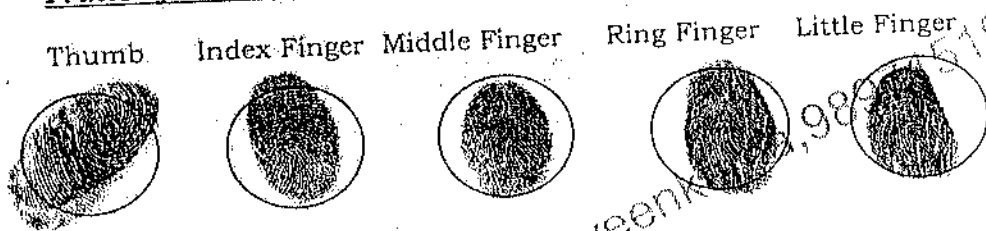
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SELLERS: Mrs. Renu Sharma

Prints of the Left Hand :-



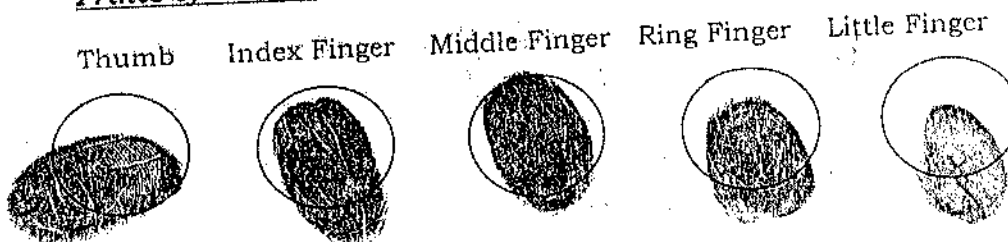
Prints of the Right Hand :-



Renu Sharma
(SELLER)

PURCHASER : Mrs. Rakesh Dhawan

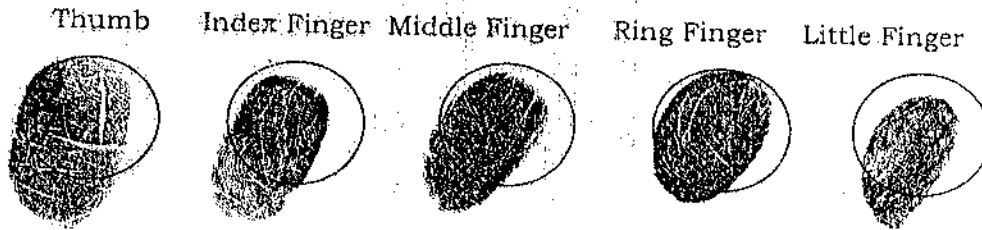
Prints of the Left Hand :-



Renu Sharma
(SELLER)

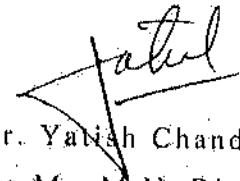
Rakesh Dhawan
(PURCHASERS)

Prints of the Right Hand :-




Rakesh Dhowan
(PURCHASER)


Witnesses:

1. 

Mr. Yash Chandra
S/o Mr. M.N. Dhondiyal
R/o Kamal Printing Press,
Mohbewala, Dehradun.
Aadhar No. 269019916893

2.


Mr. Narender Kumar
S/o Mr. Kewal Ram
R/o B.B. Sayyed Mohalla,
Chakrata Road, Dehradun.
Aadhar No. 665579771807


Drafted by: Amitendra Aryan, Advocate

Parties have identified each other and this deed has been drafted
as per the details/particulars provided by the parties and has been
verified by the parties themselves.


(SELLER)

Rakesh Dhowan
(PURCHASERS)

बही संख्या 1 जिल्द 7,578 के पृष्ठ 167 से 212 पर क्रमांक 9883 पर आज दिनांक
18 Aug 2023 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकृत अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
18 Aug 2023



PRITI
MANJERY
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Digitally signed
by PRITI
MANJERY
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2023.09.05
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