



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

: IN-UK28506658343574P
 : 31-Jul-2017 12:06 PM
 : NONACC (SV)/ uk1211204/ DEHRADUN/ UK-DH
 : SUBIN-UKUK121120456579157252484P
 : MAHANDER SINGH
 : Article 23 Conveyance
 : MAUZA KANWALI DEHRADUN
 : 13,35,000
 : (Thirteen Lakh Thirty Five Thousand only)
 : GURUVACHAN SINGH
 : MAHANDER SINGH
 : MAHANDER SINGH
 : 66,800
 : (Sixty Six Thousand Eight Hundred only)



Att.No.....
CHAMAN SINGH
 STAMP VENDOR
 Mob.No.-9997544850

-----Please write or type below this line-----



VO 0006041072

SALE DEED

This Deed of Sale is made on this the 31st day of July, 2017 by Sardar Guruvachan Singh S/o Shri Santosh Singh, R/o 362, East Patel Nagar, Dehradun (hereinafter called the "Seller") of the ONE PART.Seller

IN FAVOUR OF

Shri Mahander Singh S/o Shri Ganga Ram Singh, R/o 21, Sangam Vihar, Kanwali, Dehradun (hereinafter called the "Purchaser") of the OTHER PART.

Provided always that the terms "the Seller" and "the Purchaser" used hereinafter shall unless repugnant to the context be also deemed to include their respective heirs, successors, legal representatives and assigns;

WHEREAS, the seller is the absolute owner in possession of the land, mentioned in the Schedule of Property at the end of this deed. The seller had purchased the land of scheduled property from its previous owner Shri Sahib Ram S/o Shri Mansa Ram, R/o Patel Nagar, Dehradun vide sale deed dt. 21.03.2003, which is duly registered in the office of Sub-Registrar-II, Dehradun in Book No. 1, Vol. 963, Page 363; Addl. File Book No. 1, Vol. 1286, Pages 659 to 670 as Document No. 1461 on 21.03.2003. The name of the seller is duly mutated in revenue records;

AND WHEREAS, the above named Shri Sahib Ram S/o Shri Mansa Ram purchased the land of scheduled property along with other land from its previous owner Sh. Hukum Singh S/o Sh. Fateh Singh, vide sale deed dt. 27.05.1987, which is duly registered in the office of Sub-Registrar-I, Dehradun in Book No. 1, Vol. 2689, Pages 1 to 5 as Document No. 5605 on 15.07.1987 and after purchasing the schedule land Shri Sahib Ram got mutated his name in revenue records.

Guruvachan Singh

(Signature)



AND WHEREAS, the initial owner of the land of scheduled property along with other land was Sh. Hukum Singh S/o Sh. Fateh Singh and his name is found duly mutated in revenue records since 1392 Fasli i.e. 1985.

AND WHEREAS, the said land is free from all sorts of encumbrances, charges, mortgage, claims, pledges and liens, etc. and is not the subject matter of any litigation or acquisition proceedings and there is no impediment against the sale thereof the seller has all rights regarding transfer and alienate of the scheduled land; AND WHEREAS, the seller is desirous to sell the said land, morefully described at the foot of this sale deed, for a sum of Rs. 13,35,000/- (Rupees Thirteen Lacs Thirty Five Thousand only) and the purchaser has agreed to purchase the said land for the aforesaid sum on the terms and conditions mutually agreed to between them;

NOW THIS DEED WITNESSES AS UNDER:-

1. That in pursuance of the said oral agreement and in consideration of a sum of Rs. 13,35,000/- (Rupees Thirteen Lacs Thirty Five Thousand only) paid by the purchaser to the seller in the following manner :-

- (a) Rs. 50,000/- vide Cheque No. 000010 dated 29.06.2017, Bank of Baroda, Dehradun.
- (b) Rs. 85,000/- vide Cheque No. 084384 dated 31.07.2017, PNB, Branch Miniature Bulb Ind. Kanwali, Dehradun.
- (c) Rs. 2,00,000/- vide Cheque No. 559376 dated 31.07.2017, PNB, Branch Miniature Bulb Ind. Kanwali, Dehradun.
- (d) Rs. 10,00,000/- vide Demand Draft No. 167350 dated 29.07.2017, PNB, Branch Miniature Bulb Ind. Kanwali, Dehradun issued in favour of seller on account of home loan facility availed by the purchaser.

Gurbaohan Singh



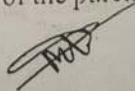


(thus the receipt of the entire sale consideration Rs. 13,35,000/- (Rupees Thirteen Lacs Thirty Five Thousand only) in full and final settlement is acknowledged by the seller before the Sub-Registrar, Dehradun), the seller do hereby convey, grant and assign the said land, described in the Schedule given at the foot of this deed and hereinafter referred to as the "said land" UNTO the purchaser to have and hold the same as owners thereof forever.

2. The seller covenant with the purchaser as under :-

- (a) The seller has a good, subsisting and marketable title to convey and sell the said land.
- (b) That the seller has handed over actual and physical possession of the said land hereby sold to the purchaser and the purchaser has taken over possession thereof.
- (c) That the purchaser shall peacefully hold, use and utilize the said land and enjoy the usufruct without any let, hinderance or interruption from the seller or any person(s) claiming under him or any other person(s) whosoever. The purchaser may make constructions, renovation, reconstruction thereon and he may sell, convey, gift, alienate, mortgage and lease out the said land.
- (d) That all rights, title, easements, licences, privileges, pertaining to the said land and all those personally enjoyed by seller in respect of the said land have been transferred to the purchaser.
- (e) That the seller further declares that the said land is free from all sorts of encumbrances, charges, liens, claims, pledges, acquisition, demands, mortgages, court cases, attachments, disputes and litigations etc. and he has a clear marketable title over it and he has not done anything whatsoever whereby the said land or any part thereof may be subject to any lien or attachment of any court.
- (f) That the seller shall be liable to pay all taxes and demands, which may be due in respect of the said land hereby sold, till date of sale and henceforth the same shall be the responsibility of the purchaser.

Gubachan Singh





(g) That the purchaser will have the right to get his name mutated over the said land in the records of Nagar Nigam/Tehsil, Dehradun or in the records of any competent authority for the time being, at his costs and the seller shall fully cooperate with him in this behalf.

(h) That the seller and all persons claiming under him shall at the cost and request of the purchaser do or cause to be done all such acts, deeds and things which may be reasonably required for more perfectly assuring the title to the said land hereby sold or any and every part thereof unto the purchaser and keeping him in possession thereof.

(i) That the seller hereby covenants that if the purchaser is deprived of the use, enjoyment or possession of the said land or any part thereof due to any legal defect in the seller's title or covenants, the seller shall fully indemnify the purchaser upto the extent the loss, suffered by him.

(j) That there is no prior agreement in between the parties regarding the said land.

(k) That the seller & purchaser do not belongs to any Scheduled Caste and Scheduled Tribes.

(l) That there is no tree, orchard or construction over the scheduled land.

3. That the said land is situated at Mauza Kanwali, Pargana Central Doon, Distt. Dehradun, more than 500 meters away from main GMS Road, where prescribed circle rate of land is Rs. 7,500/- per sq. mtrs. The value of the demised land as per circle rate comes to (66.04 x 7500) Rs. 4,95,300/-, but the demised land is situated on 30 ft. (9 meter) wide road, as such after appreciation of 5%, the value of demised land comes to Rs. 5,21,000/-, but the demised land is being for a total sale consideration of Rs. 13,35,000/- on which stamp duty of Rs. 66,800/- is being paid @ 5%.

4. That the scheduled land is situated within the limits of Nagar Nigam, Dehradun, as such the provisions of U.P. Zamindari Abolition Act 1950 (as amended vide Uttaranchal Amendment Act No. 29 of 2003 and Uttaranchal Amendment Act No. 12 of 2006 and Uttarakhand Ordinance No. 1 of 2007) are not applicable.

Gubachan Singh



SECHEDULE OF PROPERTY

All that land bearing Khasra No. 697 Min. area 66.04 sq. mtrs., situated at Mauza Kanwali, Pargana Central Doon, Distt. Dehradun, bounded and butted under :-

- East - 30 ft. (9 meter) wide road, side measuring 12 ft.
 - West - Land of others, side measuring 12 ft. 6 inches.
 - North - Property of Sh. Bhupendra Singh, side measuring 58 ft.
 - South - Property of Sh. Dinesh Chawla, side measuring 58 ft.
- Morefully shown in the annexed map.

IN WITNESS WHEREOF the seller, purchaser and consenting party above named have set their respective signatures on the day month and year first above written.

Gurubachan Singh

PURCHASER

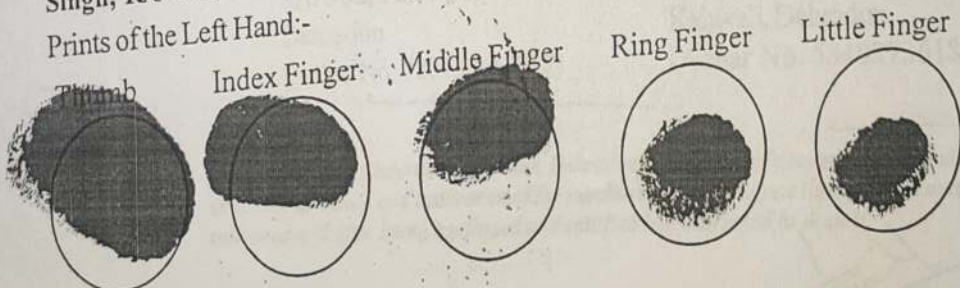
SELLER

FINGER PRINTS OF THE PARTIES IN COMPLIANCE WITH SECTION 32-

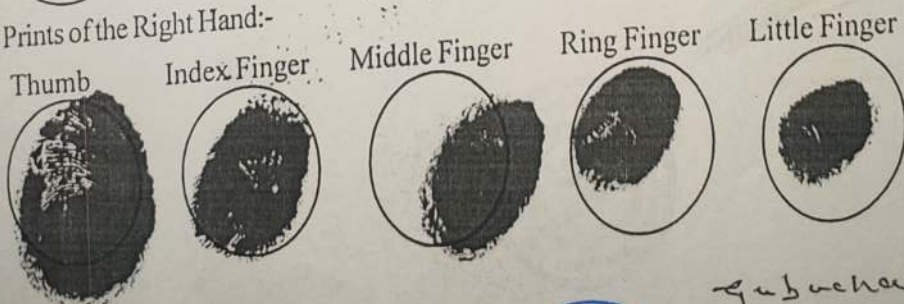
A OF THE REGISTRATION ACT, 1908

NAME AND ADDRESS OF SELLER : Sardar Guruvachan Singh S/o Shri Santosh Singh, R/o 362, East Patel Nagar, Dehradun

Prints of the Left Hand:-



Prints of the Right Hand:-



Gurubachan Singh

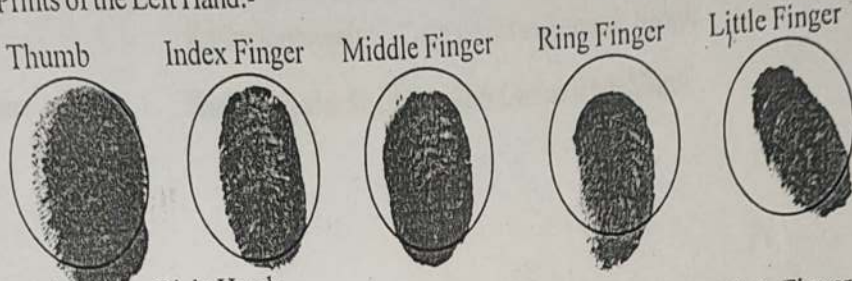
Gurubachan Singh

Signature of Seller

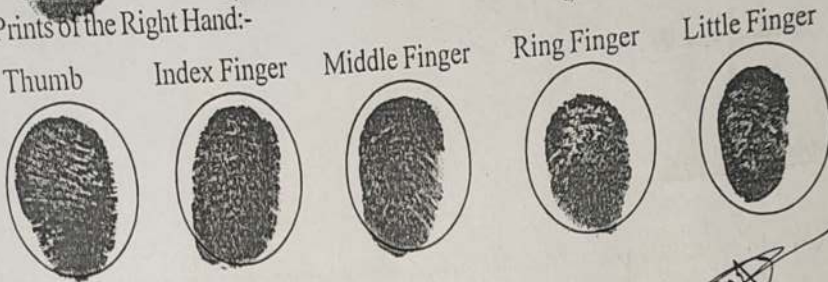


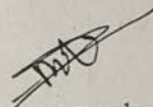
NAME AND ADDRESS OF PURCHASER - Shri Mahander Singh S/o Shri Ganga Ram Singh, R/o 21, Sangam Vihar, Kanwali, Dehradun

Prints of the Left Hand:-




Prints of the Right Hand:-





Signature of the Purchaser

Gurbachan Singh

WITNESSES:

1. 
Shri Jasmeet Singh
S/o Sh. Kanwal Jeet Singh
R/o 362, Patel Nagar
Dehradun
(Adhar No. 720738653317)

2. 
Smt. Dolly
W/o Mahander Singh
R/o 21, Sangam Vihar,
Kanwali, Dehradun.
(Adhar No. 534027361882)

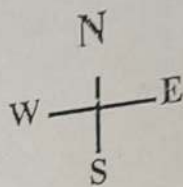
Drafted by: R.K. Chaurasia, Advocate, Dehradun on the basis of documents supplied to me and under the direction and instruction of the purchaser who have gone through the contents of the sale deed and after being confirmed and satisfied has instructed to draft it.



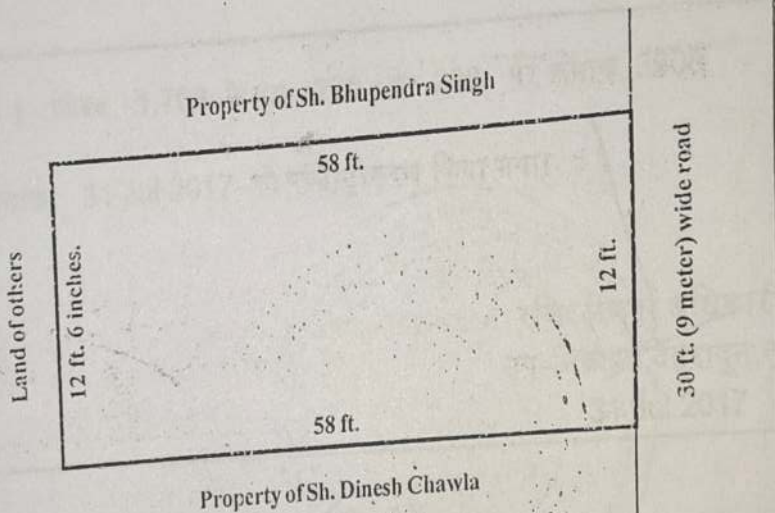
SITE PLAN OF All that land bearing Khasra No. 697 Min. area 66.04 sq. mtrs.,
situated at Mauza Kanwali, Pargana Central Doon, Distt. Dehradun

Seller : Sardar Guruvachan Singh S/o Shri Santosh Singh

Purchaser : Shri Mahander Singh S/o Shri Ganga Ram Singh



Not To Scale



Guruvachan Singh
SELLER



Mahander Singh
PURCHASER

बही संख्या 1 जिल्द 1,763 के पृष्ठ 275 से 298 पर क्रमांक 3908

पर आज दिनांक 31 Jul 2017 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
31-Jul-2017



Shweta Negi
ADVOCATE

Chamber No. 53, First Floor,
New Building, Opp. Bar Association,
Court, Compd., Dehradun
Mob - 9412931878

Date : 29.05.2019

TO,

THE BRANCH MANAGER
PUNJAB NATIONAL BANK
BRANCH ASHTLEY HALL
DEHRADUN

Regarding : All that land bearing Khasra No. 697 Min measuring 66.04 Sq. Mts. situated at Mauza Kanwali, Pargana Central Doon, Dehradun bounded and butted as under :-

- North : Property of Shri Bhupendra Singh, side measuring 58 ft.
South : Property of Shri Dinesh Chawla, side measuring 58 ft.
East : 30 ft. (9 Mts.) wide road, side measuring 12 ft.
West : Land of others, side measuring 12 ft. 6 inches

(HEREINAFTER CALLED THE PROPERTY IN QUESTION)

Dear Sir,

I have inspected the record (index) in the office of the Sub-Registrar Dehradun for the period 08th day of July, 2017 to 28th May, 2019 in respect of the property in question.

That at the time of eariler NEC dated 07.07.2017 of Rajesh Kumar Chaurasia, Advocate, the property in question belonged to Sardar Gurbachan Singh son of Shri Santokh Singh resident of 362 East Patel Nagar, Dehradun who later sold the same to one Shri Mahendra Singh son of Shri Ganga Ram Singh resident of 21 Sangam Vihar, Kanwali, Dehradun vide sale deed dated 31.07.2017 duly registered in the office of Sub-Registrar, Dehradun at Book No. I, Volume 1763, Pages 275 to 208 at serial No. 3908 dated 31.07.2017. Thus, now the property in question belongs to one Shri Mahendra Singh son of Shri Ganga Ram Singh resident of 21 Sangam Vihar, Kanwali, Dehradun.

Thus, at present the abovesaid Shri Mahendra Singh son of Shri Ganga Ram Singh resident of 21 Sangam Vihar, Kanwali, Dehradun is the sole & exclusive owner in of the property in question.

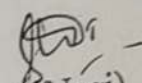
It is pertinent to point out that at present the property in question is mortgaged with Punjab National Bank, Branch Kanwali Road, Dehradun and all the originals are in the possession of the Punjab National Bank, Branch Kanwali Road, Dehradun itself.

Shweta Negi
Advocate



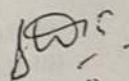
During the inspection of the Record (index) no other entry was found in respect of the property in question and as such in my opinion the property in question is free from all other ENCUMBRANCES.

Yours Sincerely,


(Shweta Negi)
Shweta Negi
Advocate

ENCLOSURES :

1. Search Receipt


(Shweta Negi)
Advocate
Shweta Negi
Advocate



3908
2017



क्र. B 79547

24

SALE DEED RELEVANT PARTICULARS

1. Consideration : Rs. 13,35,000/-
2. Market Value : Rs. 5,21,000/-
3. Stamp Duty : Rs. 66,800/-
4. Locality : Mauza Kanwali
5. Main Locality : Within the limits of Nagar Nigam
6. Particulars of Property : All that land bearing Khasra No. 697 Min. area 66.04 sq. mtrs., situated at Mauza Kanwali, Pargana Central Doon, Distt. Dehradun
7. Circle Rate : Rs. 7,500/- per Sq. Mtrs.
8. Distance from Main Road : More than 500 meters away from main GMS Road.
9. Name and Addresses of Seller : Sardar Guruvachan Singh S/o Shri Santosh Singh, R/o 362, East Patel Nagar, Dehradun
(Adhar No. 996259777636)
(Form -60 of seller is enclosed)
10. Name and Addresses of Purchaser : Shri Mahander Singh S/o Shri Ganga Ram Singh, R/o 21, Sangam Vihar, Kanwali, Dehradun
(PAN : DWPPS6323L)
11. E-Stamp No. : IN-UK28506658343574P

Gubachan Singh

M.P.



APPLICATION FORM for HOME LOAN



Office use only
 Reference no.: _____
 Received on: ___/___/___

Personal Details

Information	Applicant	Co-Applicant
First Name	MAHANDER	DOLI
Middle Name		
Last Name	SINGH	SINGH
Spouse's/Husband's Name	GANGA RAM SINGH	MAHANDER SINGH
Income Tax PAN No.*	DLWPPS6323L	CHDP08006L
Identification no. (tick any one)* <input checked="" type="checkbox"/> Passport no. <input checked="" type="checkbox"/> Voter ID <input type="checkbox"/> Driving License <input checked="" type="checkbox"/> UID	ZMV4007928 475958101033	334027361882
Date of Birth* and Gender	30041990 <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female	13041993 <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female
Category	<input type="checkbox"/> Physical Handicapped <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input checked="" type="checkbox"/> None of these	<input type="checkbox"/> Physical Handicapped <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input checked="" type="checkbox"/> None of these
Educational Qualification*	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input checked="" type="checkbox"/> Professional course <input type="checkbox"/> Other	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input checked="" type="checkbox"/> Professional course <input type="checkbox"/> Other
Marital Status and No. of dependents in the household	<input type="checkbox"/> Single <input checked="" type="checkbox"/> Married No. of Dependents 05	<input type="checkbox"/> Single <input checked="" type="checkbox"/> Married No. of Dependents 00
Email address	mahandersingh334@gmail.com	
Phone details (STD code - Tel res.)		
Mobile No.	9627438156	9630370425
Relative of Staff/ Director of bank?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Residential Address	Applicant	Co-Applicant
Residence Address* (Present)	21- Sangam Vihar, Kanwali D.DUN.	21- Sangam Vihar, Kanwali D.DUN.
City: _____ State: _____	City: _____ State: _____	City: _____ State: _____
Pin: _____ Country: _____	Pin: _____ Country: _____	Pin: _____ Country: _____
Residence Address* (Permanent) <input checked="" type="checkbox"/> Same as above	21- Sangam Vihar, Kanwali, Dehra Dun.	Same
City: Dehra Dun State: Uttarakhand	City: _____ State: _____	City: _____ State: _____
Pin: 246001 Country: INDIA	Pin: _____ Country: _____	Pin: _____ Country: _____
Status of current residence	<input type="checkbox"/> Owned (Self/spouse/ dependent children) <input type="checkbox"/> Owned (Parents) <input checked="" type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other	<input type="checkbox"/> Owned (Self/spouse/ dependent children) <input type="checkbox"/> Owned (Parents) <input checked="" type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other
Years at current residence*	07 Years <input type="checkbox"/> Months	00 Years <input type="checkbox"/> Months
Address for correspondence	<input checked="" type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office	<input checked="" type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office

*Supporting documents duly signed by the applicant should be attached

