



1957



## Sale Deed

Sale Consideration: Rs. 8,15,175 /-  
Government Value : Rs. 5,44,000 /-  
Stamp duty Rs. 38,500 /-  
Stamp sheets: 11

Seller

- ✓ 1. Mr. Devi Dayal, S/o Mr. Vichitra Narayan,  
R/o Village Sewla Kalan , Distt. Dehradun  
for self and as attorney of
2. Mr. Som Prakash,
3. Mr. Ved Prakash,
4. Mr. Dharam Prakash,  
all S/o Mr. Vichitra Narayan.
5. Mr. Jay Singh, S/o Mr. Mitra Narayan,  
all R/o Village Sewla Kalan, Distt. Dehradun.  
PAN:-

Purchaser/S

Mrs. Nisha Rani,  
W/o Mr. Bijendra Kumar ,  
R/o 249/1, Lane No. 11,  
Vijay Park Ext., Distt. Dehradun.  
PAN:-

### SCHEDULE OF THE LAND

All that Land bearing khata no. 02449, (according to khatoni 1416-1421 fasli) having khasra no. 43 "Kha", area measuring 162.79 sqmts. and khata no. 00643 (according to khatoni 1416-1421 fasli), having khasra no. 40 "Kha", area measuring 18.36 sqmts, total Plot area measuring 181.15 sqmtrs. (Plot No. 16), situated at Village Niranjapur, Pargana Pachwadoon, Distt. Dehradun.

Drafted By : Shri R.S. Raghav  
Advocate

*[Signature]*

*Nisha Rani*





उत्तराखण्ड UTTARAKHAND

717923



IN FAVOUR OF

Mrs. Nisha Rani,

W/o Mr. Bijendra Kumar ,

R/o 249/1, Lane No. 11,

Vijay Park Ext., Distt. Dehradun.

( hereinafter called Purchaser ) of the other part;

Provided always and it is hereby mutually agreed that the expressions Sellers and the Purchaser shall mean and include their respective heirs, legal representatives, administrators and assigns.

And Whereas Sellers are the co-owners of all that land which is more-fully described in the schedule given at the foot of this deed hereinafter called the said land.



06/10/10 10000/-  
SALE (IMMOVABLE)

प्रलेख नः 1957

815175.00

मालियत (स्टाम्प दिया गया)

544000.00

Amit Goyal  
Stamp Vendor  
DEHRA DUN

रजिस्ट्रेशन फीस	पेस्टिंग शुल्क	Electronic Processing Fee	कुल योग	शब्द लगभग
5000.00	10.00	240.00	5250.00	1000

श्री/श्रीमती/कुमारी निशा रानी

पुत्र/पुत्री/पत्नी श्री बिजेन्द्र कुमार

निवासी 249/1 लेन न 11 विजय पार्क एक्स देहरादून

ने आज दिनांक 19/03/2010 समय 5:23:34PM

कार्यालय उप निबन्धक सदर 2 देहरादून

में प्रस्तुत की

उपनिबन्धक सदर 2 देहरादून

19-03-2010



निशा रानी

इस लेखपत्र का निष्पादन उक्त

श्री निशा रानी, w/o बिजेन्द्र कुमार, 249/1 लेन न 11 विजय पार्क एक्स देहरादून

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

धन मू० 815175.00

पूर्व/नगद मेरे समक्ष प्राप्त कर

श्री देवी दयाल, s/o विचित्र नारायण, ग्रा सेवला कला देहरादून

ने स्वीकार किया ।

पहचान श्री राकेश कुमार

पुत्र श्री राम चन्दर

निवासी विजय पार्क एक्स देहरादून

श्री विकास त्रिखा

पुत्र श्री जे के त्रिखा

निवासी 36 साइ लोक देहरादून

ने की

उपनिबन्धक सदर 2 देहरादून



देवी दयाल



निशा रानी



राकेश कुमार



विकास त्रिखा

बतिस एवं साक्षीगण के चिन्ह अंगूठे  
नियमानुसार चिह्नित किये गये हैं जो सत्य  
प्रतीत होते हैं ।



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

717942

SALE DEED

THIS DEED OF SALE is made on this 3<sup>rd</sup> day of March 2010 by

1. Mr. Devi Dayal, S/o Mr. Vichitra Narayan,  
R/o Village Sewla Kalan , Distt. Dehradun  
for self and as attorney of
2. Mr. Som Prakash,
3. Mr. Ved Prakash,
4. Mr. Dharam Prakash,  
all S/o Mr. Vichitra Narayan,
5. Mr. Jay Singh, S/o Mr. Mitra Narayan,  
all R/o Village Sewla Kalan, Distt. Dehradun.

( That the said power of attorney dated 20-07-2009, is duly registered in the office of S.R. II Dehradun, at Book no. 4, Vol. 293, Pages 189/200, at Sl. No. 697, registered on dated 20-07-2009 and the attorney dated 30-10-2006, is duly registered in the office of S.R. II Dehradun, at Book no. 4, Vol. 171, page 198, A.D.F.B. No 4, Vol. 200, Pages 755/764, at Sl. No. 764, registered on dated 30-10-2006 and both the power of attorneys are still enforced and have not been revoked and all the above executants of both the power of attorneys are still alive )(hereinafter called Sellers ) of the one part;





उत्तराखण्ड UTTARAKHAND

717129



And whereas said land is an ancestral land of sellers and their names are duly recorded in khatoni 1416-1421 fasli as Sankarmanya Bhūmidhar since 1384 fasli.

And Whereas Purchaser has approached the Sellers to purchase the said land which is more-fully described in the schedule and the Sellers have also agreed to sell the same for a total sum of Rs.8,15,175/- (Rs Eight Lacs Fifteen Thousand One Hundred and Seventy Five Only), on which the Purchaser had agreed to buy the same on the said price.

*[Handwritten signature]*

*[Handwritten signature]*





मुख्य कोषाधिकारी  
उत्तरांचल UTARANCHAL

12 5 FEB 2010

079156

NOW THIS DEED WITNESSETH AS UNDER

That in pursuance of the said agreement and in consideration of a sum of Rs.8,15,175/- (Rs Eight Lacs Fifteen Thousand One Hundred and Seventy Five Only), paid by the Purchaser to the Sellers in the following manner :-

1. Rs. 1,50,000/- paid by cheque no. 036691, dated 15-02-2010, drawn on HDFC Bank Ltd, Rajpur Road, Dehradun,
2. Rs. 1,50,000/- paid by cheque no. 036692, dated 15-02-2010, drawn on HDFC Bank Ltd, Rajpur Road, Dehradun
3. Rs. 1,50,000/- paid by cheque no. 036693, dated 15-02-2010, drawn on HDFC Bank Ltd, Rajpur Road, Dehradun,
4. Rs. 1,50,000/- paid by cheque no. 036694, dated 15-02-2010, drawn on HDFC Bank Ltd, Rajpur Road, Dehradun
5. Rs. 2,15,175/- paid by cash

*[Handwritten signature]*

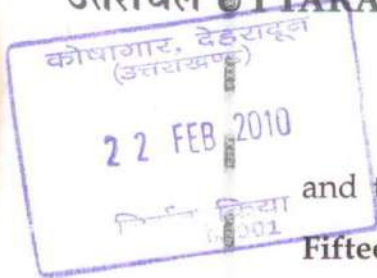
*Mishra Ram*





उत्तरांचल UTTARANCHAL

A 436207



and the receipt of total Sale-consideration Rs.8,15,175/- ( Rs Eight Lacs Fifteen Thousand One Hundred and Seventy Five Only), which the Sellers hereby acknowledge and the Sellers doth hereby conveys, sells, assigns and transfers all that land which is more-fully described in the schedule, given at the foot of this deed and every part thereof unto and to the use of the Purchaser, 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 Sellers or any other person claiming through under or in trust for them in any manner whatsoever.





उत्तरांचल UTTARANCHAL

A 436208

कोषागार नं. १८८८  
(उत्तरांचल)  
22 FEB 2010  
निर्गत दिना  
कोड सं. १८८८

1. That the Sellers have withdrawn their possession from the said land and have delivered the actual, physical, vacant and undisputed possession of said land to the Purchaser on this day.
2. That the said land is free from all kinds of encumbrances, charges, liens, demands, and court attachment and the said land is not also subject to any kind of mortgage either equitable or otherwise.
3. That if on account of any defect in the title of the Sellers 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 suffer any loss on this account the Sellers shall fully compensate the Purchaser up to the extent of the loss thus suffered by the Purchaser.

*[Handwritten signature]*

*[Handwritten signature]*





उत्तरांचल UTTARANCHAL

A 436209

कोषागार, देहरादून  
(उत्तरांचल)

22 FEB 2010

4. That the Sellers hereafter from time to time but always at the cost and request of the Purchaser shall do and execute and cause to be done and executed all further acts, deeds and things which are necessary and may lawfully be required to be done for more-fully assuring the title of the Purchaser over the said land.
5. That all taxes, charges, and government dues etc. payable against the said land up-till the date of this deed shall be paid by the Sellers and thereafter the same shall be the sole liability of the Purchaser.
6. That the said land is situated within municipal limit, hence the provisions of Uttaranchal Amendment Act 29/2003 is not applicable on it.
7. That the said LAND is situated more than 500 Mtrs. away from the main road i.e. G.M.S. Road.

*[Handwritten signature]*

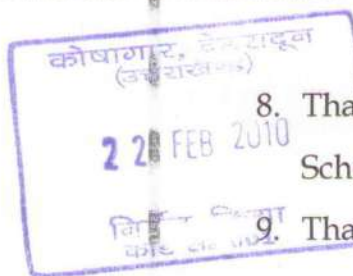
*[Handwritten signature]*





उत्तरांचल UTTARANCHAL

A 436210



8. That the Sellers and purchaser do not belongs to Schedule Caste or Schedule Tribe.

9. That the purpose of stamp duty it is hereby made clear that the circle rate in the said vicinity for the Land is Rs. 3,000/-, per sqmt, hence the value of the land comes to  $181.15 \times 3,000/- = \text{Rs. } 5,43,450/-$  or Rs. 5,44,000/- but the sale consideration is Rs. 8,15,175/- and the purchaser is female hence proper stamp duty of Rs. 38,500/- is being paid by this deed .

*[Handwritten signature]*

*[Handwritten signature]*





उत्तरांचल UTTARANCHAL

A 436211

कोषागार, देहरादून  
(उत्तरांचल)

22 FEB 2010

निर्गत, वि.सं.  
कोड सं.

SCHEDULE OF THE LAND

All that Land bearing khata no. 02449, (according to khatoni 1416-1421 fasli) having khasra no. 43 "Kha", area measuring 162.79 sqmts. and khata no. 00643 (according to khatoni 1416-1421 fasli), having khasra no. 40 "Kha", area measuring 18.36 sqmts, total Plot area measuring 181.15 sqmtrs. (Plot No. 16), situated at Village Niranjapur, Pargana Pachwadoon, Distt. Dehradun.

Bounded & Butted as under:-

North: 9 Mts. wide road, S.M. 9.71 Mts.

South: Land of Others, S.M. 9.71 Mts.

East: Plot no. 17, S.M. 18.25 Mts.

West: Plot no. 15, S.M. 18.98 Mts.

IN WITNES WHEREOF, the Sellers and the Purchaser have executed this Deed on the day month and the year first above mentioned in presences of Witnesses.

(Sellers)

(Purchaser)





उत्तरांचल UTTARANCHAL

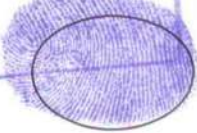
A 436212

कोषागार, दे  
(उत्तरांचल)

Finger print in compliance of sec.32-A of Regn. Act 1908

22 FEB 2000

Seller : Mr. Devi Dayal, for self and as attorney of Seller no. 2 to 5  
Left hand Thumb & Fin. Impression of Seller



Thumb



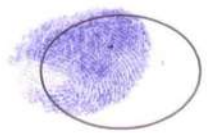
Finger



Finger



Finger



Finger

Right hand Thumb & Fin. Impression of Seller



Thumb



Finger



Finger



Finger



Finger

Signature of Seller .....

*Devi Dayal*

*Mirko Rai*





उत्तरांचल UTTARANCHAL

A 436213

कोषागार, देहरादून  
(उत्तरांचल)

Purchaser : Mrs. Nisha Rani,

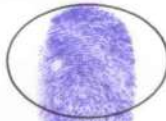
Left hand Thumb & Fin. Impression of Purchaser

22 FEB 2010

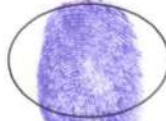
निर्गमन किया  
22.02.10



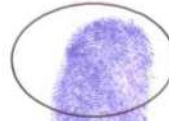
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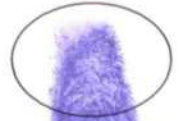
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Finger



Finger

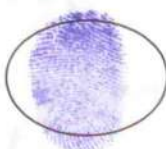


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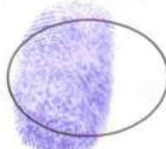
Right hand Thumb & Fin. Impression of Purchaser



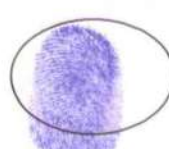
Thumb



Finger



Finger



Finger



Finger

Signature of Purchaser

.....*Nisha Rani*.....

Witnesses:-

*Rakesh Kumar*  
1. Mr. Rakesh Kumar  
S/o Mr. Ram Chandra  
H/o 245/1, Lane No-11,  
Vijay Park Ext. Dehradun.

*Vikas Parika*  
2. Vikas Parika  
S/o LATE SH. J. K. TARIKA  
36 SAI LOK GMS ROAD  
D. DUN

Drafted by: R.S. Raghav, Advocate  
Parties attested their photographs.



157  
27/2/16

502

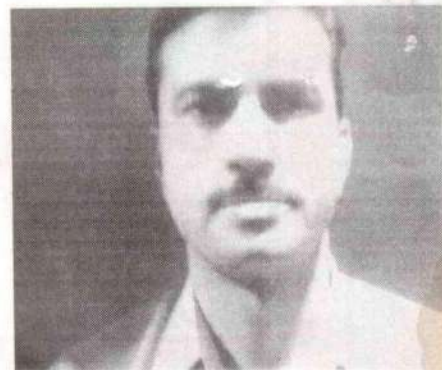
शानं..... 157,  
ओ.पी.जैन अमिष कुमार मिश्र  
स्वयं विक्रेता, कचहरी, देहरादून



विक्रेता



क्रेता



गवाह



बही न. 1

जिल्द 3027

पृष्ठ 307 से 330

में न. 1957

पर आज दिनांक 19/03/2010 में रजिस्ट्री की गई ।

उप निबन्धक सदर 2 देहरादून