



SALE DEED

DETAILS FOR THE SUB-REGISTRAR OFFICE

- 1- **SALE CONSIDERATION** : Rs. 11,00,000/-
- 2- **GOVT. VALUE on which stamp duty is being paid.** : Rs. 10,65,000/-
- 3- **TOTAL STAMP DUTY PAID** : 10,65,000/- @ 5% = 53,300/-
35,000/- @ 2.5% = 900/-
= 54,200/-
- 4- **PREVALENT AREA** : Mauza Jakhan Pargana Central Doon, Distt. Dehradun.
- 5- **DESCRIPTION OF LAND** : All that open piece of land bearing abadi khata no. 708 (fasli year 1416 to 1421) Khasra No. 103 min area measuring 0.035 acre or 141.96 sq.mtrs or 170 sq.yards, situated at Mauza Jakhan, Pargana Central Doon, Distt. Dehradun.
- 6- **DISTANCE FROM MAIN ROAD** : Land hereby sold is situated at a distance of more than 500 mtrs from Main Rajpur Road, Dehradun.
- 7- **NATURE OF LAND.** : Residential
- 8- **NAME & ADDRESS OF THE SELLER:** Mr. Prem Prakash Badola S/o Mr. Radhey Shyam Badola R/o Sahastradhara Road, Near Pathak Marketh, Dehradun acting through his legal attorney holder Mr. Rahatullah Khan S/o Mr. Hasmatullah Khan, R/o 13/3 Rahat Villa, Kishan Vihar, Rajpur Road, Dehradun.
Pan No. ADTPK9697F
- 9- **NAME & ADDRESS OF THE PURCHASER:** MOHD. SHARIQ S/o Sh. Safeer Ahmed R/o 151/16-A Doon Enclave, Rajpur Road, Dehradun.
Pan No. AZHPS4461P
- 10- **NO. OF STAMP SHEET:** 11
- 11- **DRAFTED BY:** ALOK PUNDIR, Advocate.

क्र. A 54916

Rahatullah Khan

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 449767

A 449767



2

SALE DEED

THIS SALE DEED IS MADE on this 20th day of May of the year 2013 by **Mr. Prem Prakash Badola** S/o Mr. Radhey Shyam Badola R/o Sahastradhara Road, Near Pathak Marketh, Dehradun acting through his legal attorney holder **Mr. Rahatullah Khan** S/o Mr. Hasmatullah Khan, R/o 13/3 Rahat Villa, Kishan Vihar, Rajpur Road, Dehradun. (hereinafter called the "Seller") of the one part.

.....Sellers

IN FAVOUR OF

MOHD. SHARIQ S/o Sh. Safeer Ahmed R/o 151/16-A Doon Enclave, Rajpur Road, Dehradun (hereinafter called the "Purchaser") of the other part.

.....Purchaser

The terms "Seller" and "Purchaser" unless repugnant to the context thereto, shall mean and include their respective heirs, successors, executors, administrators and assigns etc.

Rahatullah Khan *Shariq*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 449239

A 449239

3

Whereas the Seller acquired the said property from Sh. Mohd. Imran S/o Mohd. Yamin by virtue of sale deed dt. 18-11-91 which is duly registered in the office of Sub Registrar Dehradun in Book No. 1, Vol. 4, Page 13, Addl. File Book No. 1, Vol. 23 Pages 71 to 84 document no. 1228 on 19-11-1991, whereafter his name was recorded in revenue record, vide order of Survey Naib Tehsildar Dehradun dt. 23-06-1997 passed in mutation case no. 1266/1997.

And Whereas Sh. Mohd. Imran S/o Mohd. Yamin acquired the said property from its previous owner Sh. Kunwar Singh, Sh. Sant Singh and Sh. Pitamber Singh all sons of Sh. Man Singh by virtue of sale deed dt. 22-10-1982, which is duly registered in the office of Sub Registrar Dehradun in Book No. 1, Vol. 1963, Page 280, Addl. File Book No. 1, Vol. 1980 Pages 163 to 166 document no. 7767 on 18-11-1982.

Rahatullah Khan *Dhuria*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 449104

P A 449104

4

And Whereas the said land was declared abadi land of varg 6 (2) and New Khata No. 708 was allotted to the said land in fasli 1416 to 1421.

And Whereas the seller have executed a power of attorney in respect to his said property in favour of Mr. Rahatullah Khan S/o Mr. Hasmatullah Khan, R/o 13/3 Rahat Villa, Kishan Vihar, Rajpur Road, Dehradun on 14-05-2013 which is duly registered in the office of Sub Registrar – IV, Dehradun in Book No. 4, Vol. 47, Page 33 to 42, document no. 242 on 14-04-2013, the said power of attorney is valid till today and have not been revoked and the executant is alive.

AND WHEREAS the said land of seller is free from all kinds of liens, encumbrance, charges, litigations, acquisition, court cases, cesses, taxes, mortgages (either equitable or otherwise etc.) and the seller thus have all the legal right to transfer the said Land in any manner whatsoever, and the seller has undisputed/ unrestricted and transferable rights therein.

Rahatullah Khan

P. Khari

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 124913

5

AND WHEREAS the seller has agreed to sell the said land which is morefully described in the schedule given at the foot of this deed for the price of Rs. 11,00,000/- (Rupees Eleven Lac only) free from all encumbrances, etc. and the Purchaser has also agreed to buy the same for the said price.

NOW, THIS DEED WITNESSETH AS UNDER :-

- 1- That in pursuance of the said agreement and consideration of Rs. 11,00,000/- (Rupees Eleven Lac only) paid by the Purchaser to the seller vide cheque no. 466026 dt. 13-05-2013 drawn on ICICI Bank, Garhi Cantt, Dehradun (the receipt of the total sum is hereby acknowledge by the seller), and the seller doth hereby convey, transfer and assign to the said Purchaser, with all rights, title, interests, easements, appurtenances, etc. of the seller into and upon the said Land, TO HAVE and To Hold the same absolutely and forever.
- 2- That the land hereby sold is free from all encumbrances, charges, liens, demands, acquisition, mortgages, either equitable or otherwise, disputes/litigations, court or other attachments etc. whatsoever. The actual, vacant and physical possession whereof has been given to the Purchaser on the spot this day.

Rahatullah

18 MAY 2013

सत्यमेव जयते

सत्यमेव जयते

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 124784

A 124784

6

3- That the Seller have good and subsisting right to sell and transfer the said land to the Purchaser, as is hereby conveyed.

4- That the Purchaser shall hereafter be fully entitled to use, hold and enjoy the said land in any manner they may like, without any let, hindrance or interruption from the seller or any one else whomsoever, and/or make or raise constructions etc. therein and/ or make sale or transfer the said land in any manner, and get the same mutated in their name in the relevant Revenue/ Municipal and other Govt. records at their expenses.

5- That all the taxes, cesses, land-revenues etc., upto the date of this deed, shall be paid by the seller and thereafter the same shall be paid by the Purchaser.

6- That the seller, at the cost of the Purchaser, shall hereafter do and executed all such acts, deeds and things as may be required for completing and more perfectly assuring the title of the said Land, and keeping the Purchaser in possession and ownership thereof as per the true intent and meaning of these presents as shall or may reasonable by required.

Rajeshwar Mehta



उत्तराखण्ड-UTTARAKHAND

A 093485

7

DETAILS FOR THE SUB-REGISTRAR OFFICE:-

- A- That the Seller and Purchaser do not belong to any scheduled caste or tribe and both are Indians.
- B- That Land hereby sold is situated at a distance of more than 500 mtrs from Main Rajpur Road, Dehradun.
- C- That the Land hereby sold is not hit by the provisions of U.L.C. Act, 1976 and no case is pending under section 10(3) and 5(3).
- D- That the land has a clear title.
- E- That there are no trees standing on the said Land.
- F- That there is no agreement registered between the parties.
- G- That the said Land is situated within the Nagar Nigam Limits, (the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950) (Adaptation and Modification Order, 2001) Amendment Ordinance, 2007 (Uttarakhand Ordinance 01 of 2001) do not apply.

Rahakullah Khan

Phun'g



उत्तराखण्ड UTTARAKHAND

A 093486

8

H-

That the Land hereby sold is measuring 141.96 sq.mtrs and according to the prevalent circle rate @ Rs. 7,500 per sq.mtrs. the value of land comes to Rs. 10,65,000/-, but the stamp duty is being on actual sale consideration of Rs. 11,00,000/- is following manner :-

10,65,000/- @ 5% = 53,300/-

35,000/- @ 2.5% = 900/-

= 54,200/-

Rohatulla Kh.



उत्तराखण्ड UTTARAKHAND

A 093487

9

SCHEDULE OF THE LAND HEREBY SOLD

All that open piece of land bearing abadi khata no. 708 (fasli year 1416 to 1421) Khasra No. 103 min area measuring 0.035 acre or 141.96 sq.mtrs or 170 sq.yards, situated at Mauza Jakhan, Pargana Central Doon, Distt. Dehradun, which is bounded as under :-

East: Property of Mr. P.N. Dhar,

West: Property of others.

North: 20 ft. wide Road,

South: Property of others.

Rahabullah Khan Phunig

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तराखण्ड UTTARAKHAND

A 093488

10

IN WITNESS WHEREOF the seller and the Purchaser have signed and executed this deed on the day, month and year first above written, in presence of the witnesses.

Rahabullah Khan

Signature of Seller
Acting through attorney holder

[Signature]

Signature of Purchaser



उत्तराखण्ड UTTARAKHAND

H 449376

11

COMPLIANCE OF SECTION 32A OF REGISTRATION ACT, 1908

Name of The Seller:- **Mr. Prem Prakash Badola**
 acting through his legal attorney holder **Mr. Rahatullah Khan**
 Left Hand finger's Impression:-

Anguth Tarzani Madhyama Anamika Kanisthika



Right Hand finger's Impression :-

Anguth Tarzani Madhyama Anamika Kanisthika



Rahatullah Khan

Signature of the Seller
 through attorney holder

Shunicy

10 MAY 2013



उत्तराखण्ड UTTARAKHAND

H 449377

12

Name of The Purchaser :- MOHD. SHARIQ

Left Hand finger's Impression :-

Angusth

Tarzani

Madhyama

Anamika

Kanisthika

Right Hand finger's Impression :-

Angusth

Tarzani

Madhyama

Anamika

Kanisthika

Rahatullah Khan
WITNESSES :-

(Zahid Hasan)
S/o Mohd. Hasan
R/o E-3, Canal Road,
Dehradun.
PAN NO. AFPPH5419A

Shariq
Signature of Purchaser

(Surendra Prasad)
Advocate
Dehradun. U.K.

Drafted By : ALOK PUNDIR, Advocate, Dehradun.

20 MAY 2013

253/1
Gandhi Chowk
Stamp Vendor
BENRA DUB

बही नम्बर 1 जिल्द 809 पृष्ठ 59 से 82

में नम्बर 2,416 पर आज दिनांक 20-May-2013

में रजिस्ट्री की गयी ।

उप निबन्धक (चतुर्थ) देहसादून

