

10/67

Sale Deed

(Relevant Particulars)

Consideration	:-	Rs. 43,00,000/-
Market value as per Circle Rate	:-	Rs. 31,46,000/-
Total Stamp Duty Paid	:-	Rs. 2,15,000/-
E Stamp No.	:-	IN-UK46705674640520P
Circle Rate for land	:-	Rs. 13,200/- per Sq. Mtrs.
Circle Rate for Construction	:-	Rs. 15,000/- per Sq. Mtrs.

Distance from Main Road:- That the schedule property is situated more than 500 Mtrs. away from Rajpur Road.

Schedule of Property:- All that residential property at Ground Floor part of property comprised in land forming part of Khasra no. 16 (Old Khasra no. 1/1) area **111.52 Sq. Mtrs.** (total covered) Situated at Mauza Kandoli Pargana Central Doon Distt. Dehradun with rights of common parking, stairs from ground floor to second floor, common passage etc. with proportionate share in whole land.

Name of the Seller:- Shri Saurabh Malhotra S/o Shri Surendra Malhotra R/o B-14/ I, Kewal Vihar, Sahastradhara Road, Dehradun, Uttarakhand.

PAN: AVSPS6964J

Name of the Purchasers:- (1) Smt. Sunita Negi Vasudev W/o Shri Praveen Vasudev (2) Shri Praveen Vasudev S/o Shri Ram Gopal Vasudev Both R/o 100 Nalapani Road, Dehradun, Uttarakhand.

PAN1: AMCPV1634R, PAN2: AELPV7777E

Drafted by :- K.S. Bhandari, Advocate, Court Compound, Dehradun.

Saurabh

Praveen

Praveen

Online Public Data Entry Summary



UKPDE2017045131139

27-Dec-2017

देहरादून SRO देहरादून

10167

Type: Sale (Immovable)
 Sub-Article: Sale (Residential Building)
 Location: 111.5200
 Transaction Value: 4,300,000.00
 Market Value: 3,148,000.00
 Regn Fees: 25,000.00
 Stamp Duty: 215,000.00
 Advance: 0.00
 Lease Period: 0.00
 Avg. Rent: 0.00
 Khastia: 16
 Khatoni: :
 Page: 22
 Words: :1,000
 Land Value: 3,146,000.00
 Construction Value: 0.00
 House/Flat:
 Deed Writer:
 Advocate Name: K.S. Bhandari
 Advocate:

व्यवसायिक निर्माण का विवरण

क्र.सं	निर्माण का प्रकार		रकम		
<u>आवासीय निर्माण का विवरण</u>					
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकम
<u>निबंधक शुल्क का विवरण</u>					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25,000.00	0		
<u>स्टाम्प शुल्क का विवरण</u>					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टाम्प विक्रेता आईडी
1	e-Stamp	215,000.00	0	27-Dec-2017	0

पक्षकारों का विवरण

पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं.	मोबाइल नं.	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री मंगल मल्होत्रा पुत्र श्री सुरेन्द्र मल्होत्रा निवासी की-9/4/ए, केवल बिहार, महेशधारा रोड, देहरादून		OTHERS	AVSPS6964		PAN CARD : AVSPS6964J
खरीदार / द्वितीय पक्ष	श्री मुनीना नेगी वामुदेव पुत्र श्री प्रवीन वामुदेव निवासी 100 नालापाणी रोड, देहरादून		OTHERS	AMCPV163		PAN CARD : AMCPV1634R
खरीदार / द्वितीय पक्ष	श्री प्रवीन वामुदेव पुत्र श्री राम गोपाल वामुदेव निवासी 100 नालापाणी रोड, देहरादून		OTHERS	AELPV7777		PAN CARD : AELPV7777E
गवाह	श्री वमन लाल पुत्र श्री विहारी लाल निवासी देहरादून		OTHERS	E		ADHAAR : 9909 3001 3864
गवाह	श्री अमर लाल पुत्र श्री राज बहादुर निवासी देहरादून		OTHERS			ADHAAR : 4090 0223 9616



चमन लाल
Chaman Lal
जन्म तिथि/ DOB: 30/03/1967
पुरुष / MALE

9909 3001 3864



सुधांशु कुमार
Sudhansh Kumar
जन्म तिथि/ DOB: 12/04/1980
पुरुष / Male



4090 0223 9616

आधार - आम आदमी का अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT
प्रवीण व. वासुदेव
PRABEEN V. VASUDEV
RAM GOPAL VASUDEV
27/07/1980
Permanent Account Number
AELPV7777E



आयकर विभाग
INCOME TAX DEPARTMENT
सुनिता नेगी वासुदेव
SUNITA NEGI VASUDEV
रतन सिंह
RATAN SINGH
22/04/1978
Permanent Account Number
AMCPV1634R

Signature

Sale Deed

THIS DEED OF SALE is made on this **27-12-2017** by **Shri Saurabh Malhotra** R/o B 14/1, Kewal Vihar, Sahasthradhara Road, Dehradun, Uttarakhand (hereinafter called Seller) of the one part

....SELLER

IN FAVOUR OF

(1) **Smt. Sunita Negi Vasudev** W/o **Shri Praveen Vasudev** (2) **Shri Praveen Vasudev** S/o **Shri Ram Gopal Vasudev** Both R/o 100 Nalapani Road, Dehradun, Uttarakhand (hereinafter called Purchasers) of the other part;

....PURCHASERS

Which both terms "Seller" and "Purchasers" used herein repugnant to the context here under, shall always include and mean their respective heirs, legal representatives, successors, administrators and assigns.

WHEREAS the Seller is the exclusive owner of the property morefully shown in the schedule of this deed (hereinafter called the schedule property) having purchased the same with other part of the property from **Shri Aruna Kala S/o Shri N. C. Kala** R/o 3-Anand Chowk, Dehradun by virtue of Sale deed dated 24-07-2014 duly registered in the office of Sub-Registrar I, Dehradun in book no. 1 Vol. 1291 Page 397 to 414 at Sr. no. 3811 on dated 24-07-2014.

And whereas the above named **Shri Aruna Kala S/o Shri N. C. Kala** purchased the schedule property from **Shri Sukhram, Shri Umrav Singh, Shri Digambar Singh** all sons of **Late Shri Bhagwan Singh** all R/o Chodowali, Dehradun through attorney holder **Shri N.D. Purohit S/o Late Shri D.N. Purohit** by virtue of Sale deed dated 23-11-2000 duly registered in the office of Sub-Registrar I, Dehradun in book no. 1 Vol. 498 Page 118 A.D.F.B.No. 1 Vol. 902 Page 745 to 758 at Sr. no. 5856 on dated 23-11-2000. The aforesaid attorney was executed by **Shri Sukhram** and others in favour of **Shri N.D. Purohit** duly registered in the office of Sub-Registrar Dehradun in Book no. 1 Vol. 2 Page 144 A.D.F.B.No. 4 Vol. 72 Page 81 to 88 at Sr. no. 187 on dated 24-08-1998.

And whereas at present the name of seller has been duly inserted in the revenue records by virtue of order dated 09-09-2014 passed by **Apar Tehsildar** Dehradun in case no. 8243/14 in khatuni of khata no. 38 for the fasli year 1420-1425.

And whereas after purchasing the land the seller got sanctioned a map from **MDDA Dehradun** by virtue of **MDDA File No. R-848/2014** dated 18-02-2015 and constructed the residential units upon the land.

AND WHEREAS the schedule land is free from all encumbrances, charges, liens, demands, attachments, loan, mortgages etc. and the Seller are in exclusive possession thereof. There is no litigation pending in any Court of law. The schedule land is not mortgaged with any financial company or Bank..

AND WHEREAS the Seller has agreed to sell the schedule land to the Purchasers in consideration of **Rs. 43,00,000/- (Forty Three Lacs Only)** and the Purchasers has agreed to purchase the schedule land in the aforesaid sale-consideration.

Shahotra S/o
ra Road.
LER

NOW THIS DEED WITNESSETH AS UNDER

(1) That in pursuance of the said agreement and in consideration of **Rs. 43,00,000/- (Forty Three Lacs Only)** which has been received by the Seller in the following manner:

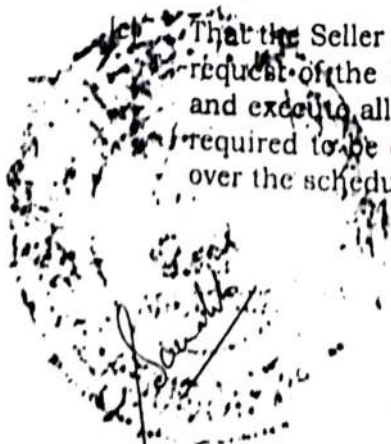
- (a) Rs. 1,00,000/- in Advance
- (b) Rs. 7,00,000/- vide cheque no. 000599 dated 27 12 2017 drawn on ICICI Bank, Rajpur Road, Dehradun
- (c) Rs. 35,00,00/- through Draft No. UD167117 dated 27 12 2017 issued by PNB Race Course Branch Dehradun in favor of seller in terms of availing loan facility by the Purchasers.

the receipt of the entire sale consideration is hereby acknowledged by the Seller to **his** full and final satisfaction before Sub-Registrar, Dehra Dun. The Seller doth hereby convey, transfer, assign and sell all that Property, which is more-fully described in the Schedule at the foot of the this Sale Deed and every part thereof by way of absolute sale forever, free from all encumbrance, charges, liens, demands attachments, etc. along with all rights, titles, claims, appurtenances, privileges, easementary rights, rights of paths, passages etc. and TO HAVE AND TO HOLD the same without any let or hindrances, disturbances, interruptions, interferences from the Seller and any other person through or under **him**.

[2] The Seller hereby covenant with the Purchaser as follows:

- [a] That the actual, physical and vacant possession of the schedule Property has been delivered to the Purchaser on this day and the Seller has withdrawn **his** possession from the schedule Property.
- [b] That the Seller has not done anything whatsoever whereby the schedule Property or any part thereof may be subject to any lease, liens demands, attachments, etc. in any manner and the schedule Property is not also subject to any mortgage(s) in any manner whatsoever and whosoever.
- [c] That it is hereby fully assured by the Seller that **he has** clear and good marketable title over the schedule Property and **he is** fully empowered and entitled to transfer the same.
- [d] That the Seller hereby further make clear that if on account of any defect in the title of the Seller over the schedule Property or on account of any other undisclosed fact, pertaining to the schedule Property or any part thereof gets out of the hands of the Purchaser or the Purchaser suffer any loss on this account, the Seller shall fully compensate the Purchaser upto the extent of the loss thus suffered.

That the Seller hereafter from time to time but always at the costs and request of the Purchaser shall do and execute and cause to be done and execute all further acts, deeds and things, which may lawfully be required to be done for more-fully assuring the title of the Purchaser over the schedule Property and to keep **them** in possession thereof.



[Signature]

[Signature]

बही संख्या 1 रजिस्ट्रीकरण संख्या 10167 वर्ष 2017

Sale (Immovable)
Sale(Residential Buliding)

प्रतिफल रु0 : 4,300,000.00
मालियत रु0 : 3,146,000.00

रजिस्ट्रेशन शुल्क रु0 25,000.00	प्रतिलिपि शुल्क रु0 10.00	इलेक्ट्रानिक प्रोसेसिंग शुल्क रु0 220.00	कुल योग रु0 25,230.00	शब्द लगभग 1,000
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श्री सुनीता नेगी वासुदेव पुत्र श्री प्रवीन वासुदेव निवासी १०० नालापानी रोड, देहरादून
ने आज दिनांक 27 Dec 2017 समय मध्य 5PM व 6PM को कार्यालय उपनिबन्धक
देहरादून, चतुर्थ में प्रस्तुत किया।



सुनीता नेगी वासुदेव

[Signature]

उपनिबन्धक
देहरादून, चतुर्थ
27-Dec-2017

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री सौरभ
मल्होत्रा पुत्र श्री सुरेन्द्र मल्होत्रा निवासी वी-१४/१, केवल विहार, सहस्रधारा रोड,
देहरादून। ने विक्रय घन मुबलिय रु0 4,300,000.00 प्रलेखानुसार पाकर निष्पादन
स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री सुनीता नेगी वासुदेव पुत्र श्री प्रवीन
वासुदेव निवासी १०० नालापानी रोड, देहरादून। श्री प्रवीन वासुदेव पुत्र श्री राम
गोपाल वासुदेव निवासी १०० नालापानी रोड, देहरादून। ने भी स्वीकार किया।
जिनकी पहचान श्री चमन लाल पुत्र श्री रती राम निवासी दीपनगर देहरादून तथा श्री
सुधांशु कुमार पुत्र श्री राज बहादुर निवासी भवानीपुर इटावा ने की।

उपनिबन्धक
देहरादून, चतुर्थ
27-Dec-2017



- (f) That all taxes, charges, revenue dues or any other dues etc. regarding the schedule Property upto the date of this Sale Deed shall be paid by the Seller and thereafter the same shall be paid by the Purchaser.
- (g) That the Seller and Purchaser do not belong to any schedule caste or tribe and there is no tree, orchard upon the property.
- [3] That both the parties seller and Purchaser shall hereby also agreed regarding the following terms and conditions:
- a) That as the schedule property is being sold to the Purchaser without roof rights but the Purchaser with the owner of the Ground floor and second floor property shall right to install Dish TV Antenna and also right to ingress and egress to the roof of second floor for the other allied domestic work including for the maintenance of water tank, pipes and down rainy pipes.
- b) That the stairs which is going from the Ground floor to the roof of second floor in this regard the use of the right of the stairs of the Purchaser shall remain common with the Ground and second floor owners.
- c) That a common parking in front of the residential unit is going on for the four wheeler parking of the Purchaser with the owner of the Ground Floor and Second Floor.
- d) That the Purchaser, seller and the owners of Ground Floor and Second Floor property have no right to erect any construction and shall not install any tower of Mobile or any allied work upon the roof of second floor.
- e) That the seller shall not transfer the right of roof of the Second floor to anybody.
- f) That if in future by any reason of natural calamity or in case of demolition of the total building, the owners of all floors have proportionate share in the total land.
- [4] That there is no registered agreement between the parties.
- [5] That schedule Property is exempt from the provisions of Urban Property Ceiling Act, U. P. Imposition of Ceiling and Property holdings Act-1972. The Property is not under Property Acquisition proceedings.
- [6] That the schedule property is in the personal name of Sellers and that property is the personal property of Sellers and Sellers does not come under the Real State Act 2016 and also its rule state there under.
- [7] That the Circle Rate of the Property is Rs. 13,200/- per Sq. Mtrs. The schedule Property consist of land measuring 111.52 Sq. Mtrs. The value of the land of the schedule property comes to **Rs. 14,73,000/-**. The covered area of the schedule property is 111.52 Sq.mtrs. which is RCC in nature. The valuation of the construction as per the circle rate of Rs. 15,000/- per Sq.mtrs comes to **Rs. 16,73,000/-**, hence the total value of the schedule property comes to **Rs. 31,46,000/-** but the schedule property is being purchased for total sale consideration of **Rs. 43,00,000/-** upon which the

बही संख्या 1 रजिस्ट्रीकरण संख्या 10167 वर्ष 2017



सौरभ मल्होत्रा



सुनीता नेगी वासुदेव



प्रवीन वासुदेव



चमन लाल



सुयांशु कुमार

प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
27 Dec 2017

- 5 -

stamp duty @5% comes to Rs. 2,15,000/-. No permission under Urban Property Ceiling Act is required and the Seller assures the Purchaser that no Proceedings under section 10 (5) or 10(3) are pending and no notification under the said sections has been issued in respect of the schedule property. The property is also exempt under the provisions of U.P. Imposition of Ceiling and Property Holding Act 1972, and Property is not affected from the said provision.

- [8] That the schedule Property hereby sold is situated **within the limits** of Nagar Nigam, Dehra Dun, and the Purchaser are purchasing land less then 250 Sq. Mtrs, hence the schedule Property is being transferred to the Purchaser as per the provisions of The U.P. Zamindari Abolition and Property Reforms Act, 1950 (Adaptation and Modification Order-2001) (Amendment Act 2003) [Uttaranchal Act No. 29 of 2003] [Uttaranchal Act No. 12 of 2006 and Uttarakhand Ordinance No. 1 of 2007) and the sale is not hit by the said Act.
- [9] That provided always and it is hereby agreed that whenever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant therein contained, the expressions the 'Seller' and the 'Purchaser' herein used, shall include their respective heirs, legal representatives, successors in interest, administrator and assignees etc.

SCHEDULE OF THE PROPERTY

All that residential property at Ground Floor part of property comprised in land forming part of Khasra no. 16 (Old Khasra no. 1/1) area 111.52 Sq. Mtrs. (total covered) Situated at Mauza Kandoli Pargana Central Doon Distt. Dehradun with rights of common parking, stairs from ground floor to second floor, common passage etc. with proportionate share in whole land bounded and butted as under:-

East:	Property of others
West:	Property of Mr. Mohan Kandpal
North:	22 Ft. wide Road
South:	Property of Shri Uniyalji

Finger Prints in Compliance of Section 32A of the Registration Act 1908:

Name of the Seller :- Shri Saurabh Malhotra

Left Hand fingers impressions

Angusth	Tarjani	Madhyama	Anamika	Kanishthika
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Right Hand fingers impressions

Angusth	Tarjani	Madhyama	Anamika	Kanishthika
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Saurabh Malhotra

[Signature]

Pravendra

All that residentia
forming part of
covered) Situ
rights of c
passage c
Ne

Name of the Purchaser no. 1:- Smt. Sunita Negi Vasudev

Left Hand fingers Impressions



Right Hand fingers Impressions

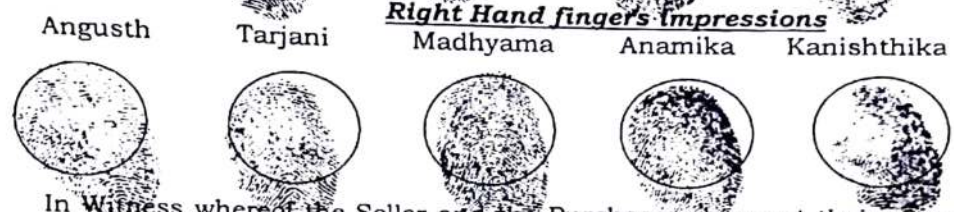


Name of the Purchaser no. 2:- Shri Praveen Vasudev

Left Hand fingers impressions



Right Hand fingers Impressions



In Witness whereof the Seller and the Purchasers has put their respective hands and have executed this Sale Deed in the presence of Witnesses and the Witnesses have put their respective hands in the column of witnesses in the presence of Seller and Purchasers on the day, month and year first above mentioned.

.....
Seller

.....
Purchasers

WITNESSES :

(1)- Shri Chaman Lal
S/o Shri Rati Ram
R/o Deepnagar,
Distt. Dehradun
Aadhar No.: 9909 3001 3864

(2)- Shri Sudhanshu Kumar
S/o Shri Raj Bahadur
R/o Bhawanipur,
Itawa, UP
Aadhar No.: 4090 0223 9616

Drafted and computerized in my chamber on the basis of documents produced before me, and each of the parties have attested their respective photographs.

Drafted by :- K.S. Bhandari Advocate, Court Compound, Dehradun.

SITE PLAN

All that residential property at Ground Floor part of property comprised in land bearing part of Khassra no. 16 (old Khassra no. 1/1) area **111.52 Sq. Mtrs.** (total covered) Situated at Matra Kandoli Pargana Central Deon Diel, Dehriund with rights of common parking, stairs from ground floor to second floor, common passage etc. with proportionate share in whole land.

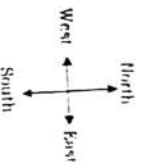
Name of Seller:

Shri Saurabh Malhotra

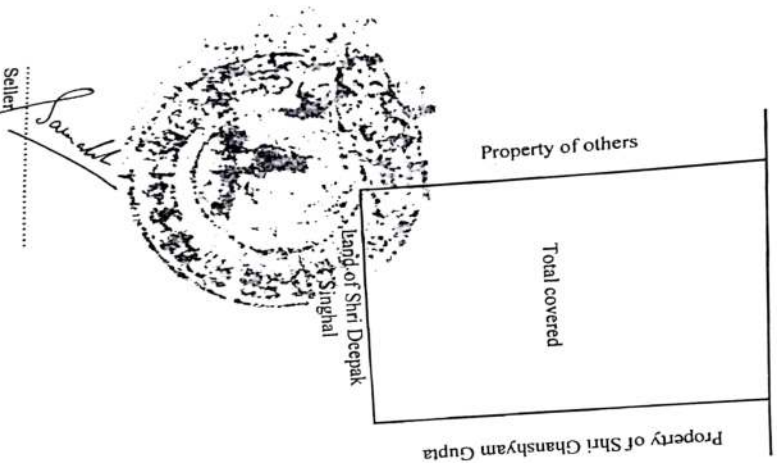
Name of Purchasers:

**Smt. Sunita Negi Vasudev
Shri Praveen Vasudev**

Not to Scale



22 Ft. wide Road



[Signature]
Purchasers

वही संख्या 1 जिल्हा 3,796 के पृष्ठ 393 से 414 पर क्रमांक 10167
पर आज दिनांक 27 Dec 2017 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधीक्षक /
उप-निबंधक, देहरादून, चतुर्थ
27 Dec 2017

