P.PHo-78 17-12-2019
13946

SALE DEED

क्रमांक A
29589

BAR ASSOCIATION DEHRADUN

Consideration	:	**Rs.55,00,000.**
Market Value	:	**Rs. 30,94,000/-**
Stamp Duty	:	**Rs. 2,75,000/-- at the rate of 5%**
Avas Vikas Duty	:	**Included**
Total Stamp Duty	:	**Rs. 2,75,000/-**
No of Stamp Sheets	:	**1**
Base E-Certificate No.	:	**IN –UK52563475377000R**
Rectified E-Certificate No.	:	**IN-UK52823218529819R**

Circle Rate & Serial No. : In accordance with the guidelines and rules laid down by the District Collector /Administration, Dehradun in the Circle Rates List as shown at page 20 at Serial No. 3-C-5, columns No. 5 & 7

Main Location : The said property situated in Jharipani Area, Mussoorie, District Dehradun, Uttarakhand,

Schedule of the Property : **ALL THAT** Duplex Cottage bearing No. 27-A, having an area of 1180 Sq.Ft. (109.66 Sq.Mtrs. approx., comprising of Drawing Cum Dining, Two Bed Rooms, Two attached Toilets, Kitchen, Balcony and Verandah, situated at KAMAL COTTAGES, JHARIPANI, MUSSOORIE with rights in the land underneath the said cottage, alongwith with lawn/open land admeasuring 130 sq.mtrs approx., including car parking facilities.

Name of the Seller : **Mrs. KAMLESH VASUDEVA wife of Capt. S.Vasudeva, resident of S-313 Panchsheel Park, New Delhi.**

Pan No. **AADPV1855F**

Name of the Purchaser : **SHRI NISHANT KOCHHAR** son of Shri Navin Kumar Kochhar, resident of B-35, Arya Nagar Apartments, Plot No.91, I.P. Extension, Patparganj, Shakarpur, East Delhi, Delhi.

PAN No : **CYYPK1738H**

Drafted by : *R.S.Panwar & Vinay K.Gupta (Advocates)*

(SELLER) **(PURCHASER)**

Online Public Data Entry Summary

DISTRICT NAME :देहरादून SRO :देहरादून

उत्तराखण्ड शासन

UKPDE2019045138952 17-Dec-2019 3:28:58PM

Appointment Date: 17 Dec 2019 **Appointment Time:3:30 p.m to 4:30 p.m** **Appointment TokenNo:17**

Deed/Article Type :Sale (Immovable)

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

Village/Location For Index :झडीपानी क्षेत्र (ओकग्रोव स्कूल का क्षेत्र, झडीपानी टोल के साथ ही राजपुर पुराना टोल नगर पालिका परिषद,

Village/Location/Road Selected for Circle RateList :झडीपानी क्षेत्र (ओकग्रोव स्कूल का क्षेत्र, झडीपानी टोल के साथ ही राजपुर पुराना टोल नगर

Khewat :0 Khatoni :0

Khasra :0

House/Flat No: 27-A

Area :109.66 वर्ग मीटर

Latitude 30.2500000000 Longitude 78.5100000000

Land Value :3,094,000.00 Construction Value :0.00

Transaction Value :5,500,000.00 **Market Value :3,094,000.00**

Advance :0.00 Lease Period :0.00 Avg. Rent :0.00

Stamp Duty :275,000.00 **Regn Fees :25,000.00**

Words :1,000 Page :24

व्यवसायिक निर्माण का विवरण

क्र.सं	निर्माण का प्रकार	रकबा

आवासीय निर्माण का विवरण

क्र सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकबा

निबंधक शुल्क का विवरण

क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक
1	Cash	25,000.00	0

स्टाम्प शुल्क का विवरण

क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टांप विक्रेता आईडी
1	e-Stamp	275,000.00	0	17-Dec-2019	0

tment Date: 17 Dec 2019 | Appointment Time:3:30 p.m to 4:30 p.m | Appointment TokenNo:17

पक्षकारों का विवरण

कार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्रीमती कमलेश वासुदेवा पत्नी श्री कैप्टन एस ० वासुदेवा निवासी एम -३१३ पंचशील पार्क नई दिल्ली		OTHERS	AADPV1855F	0	PAN CARD : AADPV1855F
क्रेता / द्वितीय पक्ष	श्री निशांत कोछर पुत्र श्री नवीन कुमार कोछर निवासी वी ३५ आर्य नगर अपार्टमेंट्स प्लाट न ० ९१ आई ० पी ० एक्सटेंशन पटपड़गंज शकरपुर ईस्ट दिल्ली		OTHERS	CYYPK1738H	0	PAN CARD : CYYPK1738H
गवाह	श्री विजय शर्मा पुत्र श्री स्व ० भगवती प्रसाद शर्मा निवासी कमल कॉटेज सी १ झाड़ीपानी मसूरी देहरादून		OTHERS		0	ADHAAR : 3008 1222 3947
गवाह	श्री इन्दर कोहली पुत्र श्री जे ० एँन ० कोहली निवासी मकान न ० १३ कालकाजी साउथ दिल्ली		OTHERS		0	ADHAAR : 2203 2330 2891

Deed Writer /Advocate Name :R S PANWAR

ASSOCIAT

/PERMANENT ACCOUNT NUMBER

AADPV1855F

नाम /NAME

KAMLESH VASUDEVA

पिता का नाम /FATHER'S NAME

JAGDISH CHANDER BHAGAT

जन्म तिथि /DATE OF BIRTH

08-10-1944

SIGNATURE

Commissioner of Income-tax(Computer Operations)

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

NISHANT KOCHHAR

NAVIN KUMAR KOCHHAR

02/12/1994

Permanent Account Number

CY[illegible]38H

Signature

भारत सरकार

GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

इन्द्र कोहली

Inder Kohli

जन्म वर्ष/YoB 1967

पुरुष Male

पता

S/O जे एन कोहली, मकान संख्या एन-13 कालकाजी, कालकाजी, कालकाजी, साउथ दिल्ली दिल्ली, 110019

Address

S/O J N Kohli, House Number N-13 Kalkaji, Aali, Ali, South Delhi Delhi 110019

2203 2330 2891

आधार - आम आदमी का अधिकार

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार

Government of India

विजय शर्मा

VIJAY SHARMA

पिता : लेट भगवती प्रसाद शर्मा

Father : Lat Bhagwati Prasad Sharma

जन्म तिथि/DOB: 15/03/1967

पुरुष / Male

3008 1222 3947

आधार - आम आदमी का अधिकार

आधार

पता, कमल कॉटेज सी1, झड़ीपानी मसूरी, देहरादून, झारिपानी, देहरादून उत्तराखंड, 248152

Address: KAMAL COTTAGE c1, JHADIPANI, MUSSOORIE, Dehradun, Jharipani, Uttarakhand, 248152

3008 1222 3947

1947

1800 300 1947

www

PHOTOGRAPH OF COTTAGE NO.27-A KAMAL COTTAGES

(SELLER)

(PURCHASER)

13946

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-UK52563475377000R
Certificate Issued Date	:	15-Dec-2019 02:02 PM
Account Reference	:	NONACC (SV)/ uk1213804/ MUSSORIE/ UK-DH
Unique Doc. Reference	:	SUBIN-UKUK1213804076541889628 06R
Purchased by	:	NISHANT KOCHHAR SON OF NAVEEN KUMAR KOCHHAR
Description of Document	:	Article 23 Conveyance
Property Description	:	DUPLEX COTTAGE NO. 27-A SITUATED AT KAMAL COTTAGES JHARIPANI MUSSOORIE
Consideration Price (Rs.)	:	55,00,000 (Fifty Five Lakh only)
First Party	:	MRS KAMLESH VASUDEVA WIFE OF CAPT S VASUDEVA
Second Party	:	NISHANT KOCHHAR SON OF NAVEEN KUMAR KOCHHAR
Stamp Duty Paid By	:	NISHANT KOCHHAR SON OF NAVEEN KUMAR KOCHHAR
Stamp Duty Amount(Rs.)	:	2,75,000 (Two Lakh Seventy Five Thousand only)

सारिका गोयल
स्टाम्प विक्रेता
लाइसेन्स सं. 3
कोर्ट कम्पाउण्ड, मसूरी

Please write or type below this line

SALE DEED

SR 0003569775

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shriftes.gnpe.com or at any Authorised collection center address displayed at www.shriftesamp.com free of cost."

"Any alteration to this certificate rendering it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Laces, Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Base Certificate No.	:	IN-UK52563475377000R
Rectified Certificate No.	:	**IN-UK52823218529819R**
Certificate Issued Date	:	17-Dec-2019 11:17 AM
Account Reference	:	NONACC (SV)/ uk1213804/ MUSSORIE/ UK-DH
Unique Doc. Reference	:	SUBIN-UKUK121380408181326877116R
Purchased by	:	NISHANT KOCHHAR SON OF NAVIN KUMAR KOCHHAR
Description of Document	:	Article 23 Conveyance
Property Description	:	DUPLEX COTTAGE NO. 27-A SITUATED AT KAMAL COTTAGES JHARIPANI MUSSOORIE
Consideration Price (Rs.)	:	55,00,000 (Fifty Five Lakh only)
First Party	:	MRS KAMLESH VASUDEVA WIFE OF CAPT S VASUDEVA
Second Party	:	NISHANT KOCHHAR SON OF NAVIN KUMAR KOCHHAR
Stamp Duty Paid By	:	NISHANT KOCHHAR SON OF NAVIN KUMAR KOCHHAR
Stamp Duty Amount(Rs.)	:	2,75,000 (Two Lakh Seventy Five Thousand only)

सारिका गोयल
स्टाम्प विक्रेता
लाइसेन्स सं. 3
कोर्ट कम्पाउण्ड, मसूरी

Please write or type below this line

NOTARY
Reg. No. 14/07
MUSSOORIE
GOVT. OF UTTARAKHAND

THIS DEED OF SALE is made and executed on this the 17h day of December, 2019 (Two Thousand and Nineteen) at Dehradun

SR 0003569778

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Warning

"[illegible] certificate can be verified at authenticated world-wide [illegible] of the public at www.[illegible] any Authorised [illegible] address displayed at [illegible] free of cost."

"Any alteration to this certificate renders it [illegible] Use of an altered certificate or tampering with its security features is a criminal offence"

"This document contains security features like enhanced background with Lacey Geometric Flexible patterns and Subtle Logo [illegible] Complex ornamental design borders Anti - copy text, [illegible] Guilloche printing, artificial watermarks and other Overt and Covert features."

BETWEEN

Mrs. KAMLESH VASUDEVA, wife of Capt. S.Vasudeva, resident of S-313 Panchsheel Park, New Delhi (hereinafter called the **'Seller'**) of the **First Part**;

AND

SHRI NISHANT KOCHHAR son of Shri Navin Kumar Kochhar, resident of B-35, Arya Nagar Apartments, Plot No.91, I.P. Extension, Patparganj, Shakarpur, East Delhi, Delhi-110092 (hereinafter called the **'Purchaser'**) of the **Second Part**;

The expressions **'Seller'** and **'Purchaser'** unless repugnant to the context, shall mean and include their respective heirs, nominees, successors, legal representatives, administrators and assigns etc.

WHEREAS M/s. Kamal Towers Pvt. Ltd. a company having its registered office at N-6, N.D.S.E Part-I, New Delhi purchased a part of Fair Lawn Estate situated at Jhari Pani, Mussoorie, by diverse Sale Deeds dated 13.03.1990, 30.03.1990 & 30.03.1990 duly registered as No. 173/90, 207/90 & 208/90 in the Office of Joint Sub Registrar, Mussoorie;

WHEREAS out of the said land, a part has been used for constructing residential cottages under the name and style of "KAMAL COTTAGES" after getting the plans sanctioned by the Mussoorie-Dehradun Development Authority (MDDA) vide Sanction Letter no. 429/M/90-91, dated 01.08.1990;

WHEREAS the Seller had purchased one of the Cottages known as *Kamal Cottages No.27-A,* vide Sale Deed dated 12 .8.1998, duly Registered in Book No.1, Volume 1 at page 237 in ADF Book No.1, Volume 100 at pages 79 to 98 as Document No. 123/98, in the Office of the Joint-Sub-Registrar, Mussoorie, District Dehradun on 12.8.1998;

AND WHEREAS the Purchaser had approached the Seller to Sell to him the said property known as a Cottage No.27-A, Kamal Cottages, Jharipani, Mussoorie, District Dehradun, Uttarakhand, comprising of Drawing Cum Dining, Two Bed Rooms, Two attached Toilets, Kitchen, Staircase, Balcony and Verandah, admeasuring more or less 1180sq.ft or 109.66 square metres alongwith open land including the lawn and parking space admeasuring 130 sq.mtrs., more or less, and the Seller herein has agreed to sell to the said Purchaser all the said property;

NOW THIS DEED WITNESSETH AS UNDER:-

That in pursuance of the above understanding the Seller hereby agreed to sell the said Cottage bearing No. 27-A, having an area of 1180 Sq. Ft. (109.66 Sq. Mtrs.) approx., comprising of a Drawing Cum Dining Room, Two Bed Rooms, Two attached Toilets,

बही संख्या 1 रजिस्ट्रीकरण संख्या ..... वर्ष 2019

Sale (Immovable)
Sale(Residential Plot)

प्रतिफल रु0 : 5,500,000.00
मालियत रु0 : 3,094,000.00

रजिस्ट्रेशन शुल्क	प्रतिलिपि शुल्क	इलेक्ट्रानिक प्रोसेसिंग शुल्क	कुल योग	शब्द लगभग
रु0 25,000.00	रु0 10.00	रु0 240.00	रु0 25,250.00	1,000

श्री निशांत कोछर पुत्र श्री नवीन कुमार कोछर निवासी बी ३५ आर्य नगर अपार्टमेंट्स प्लाट न ० ९१ आई ० पी ० एक्सटेंशन पटपड़गंज शकरपुर ईस्ट दिल्ली ने आज दिनांक 17 Dec 2019 समय मध्य 4PM व 5PM को कार्यालय उपनिबन्धक देहरादून,तृतीय मे प्रस्तुत किया।

निशांत कोछर

उपनिबन्धक
देहरादून,तृतीय
17-Dec-2019

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर क्रेता श्री निशांत कोछर पुत्र श्री नवीन कुमार कोछर निवासी बी ३५ आर्य नगर अपार्टमेंट्स प्लाट न ० ९१ आई ० पी ० एक्सटेंशन पटपड़गंज शकरपुर ईस्ट दिल्ली \ ने प्रलेखानुसार निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन विक्रेता श्रीमती कमलेश वासुदेवा पत्नी श्री कैप्टन एस ० वासुदेवा निवासी एस -३१३ पंचशील पार्क नई दिल्ली \ ने प्रलेखानुसार विक्रय धन मुबलिग रु0 5500000 की प्राप्ति को भी स्वीकार किया।

जिनकी पहचान श्री विजय शर्मा पुत्र श्री स्व ० भगवती प्रसाद शर्मा निवासी कमल कॉटेज सी १ झाड़ीपानी मसूरी देहरादून तथा श्री इन्दर कोहली पुत्र श्री जे ० एँन ० कोहली निवासी मकान न ० १३ कालकाजी साउथ दिल्ली ने की।

उपनिबन्धक
देहरादून,तृतीय
17-Dec-2019

Kitchen, Staircase, Balcony and Verandah, situated at KAMAL COTTAGES, JHARIPANI, MUSSOORIE (hereinafter called the 'said Property') with rights in the land underneath the said Cottage, alongwith adjoining open land/lawn and parking area, admeasuring 130 sq.mtrs., as shown in the plan annexed (hereinafter referred to as the "said property") for a total sale consideration of Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only), received by the Seller as follows:-

i. Vide Cheque No. 000055 dated 10.12.2019 for the amount of Rs.3,00,000/- (Rupees Three Lakhs only) drawn on HDFC Bank, Patparganj, New Delhi in favour of the Seller;

ii. Vide Cheque No.029547 dated 13.12.2019 for the amount of Rs.51,45,000/- (Rupees Fifty One Lakhs Forty Five Thousand only) drawn on HDFC Bank, I.P. Extension, Patparganj, New Delhi-110092 in favour of the Seller, after deducting the amount of Rs.55,000/- to be paid as TDS into the relevant Head as per law;

the receipt of which amount of Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) the Seller hereby acknowledges as having received, including the amount of TDS, in due course, towards full and final sale consideration for the said property and has accordingly delivered the vacant, physical, actual and peaceful possession Purchaser. The Seller does hereby conveys, transfers and assigns by way of absolute sale UNTO AND TO the use of the Purchaser the said property with all the rights, privileges and interest whatsoever attached or belonging to or otherwise thereto or annexed therewith to be as part thereof and all the rights, title, interest, claims, demands whatsoever of the Seller UNTO and TO the use of the Purchaser absolutely and forever. The Purchaser has accordingly been handed over possession on registration of this deed.

2. That the Seller hereby gives assurance and declares that she has a good marketable title, power and authority to sell the said property under sale, which is free from all encumbrances, liens, charges, demands, attachments, court injunctions, litigations and mortgages etc. In case of any defect in the title of the Seller or her power/ authority to sell the said property, the said property or any part of the same is lost to the Purchaser or the Purchaser suffers any loss on this account, the Seller shall indemnify the Purchaser fully.

3. That the Purchaser shall hereafter at all times, be fully entitled to enjoy the said property for residential purpose without any hindrance, interruption, claim or demand from the Seller or any person claiming under, through or in trust for her.

4. That the Purchaser shall have the right to own and use the said property including the land underneath. The Purchaser will have no right to interfere with any other part of the complex except subject to the right of ingress and egress to the said property through the thoroughfare as is provided commonly to all the other residents in the said residential complex known as 'Kamal Cottages', Jharipani, Mussoorie ;

बही संख्या 1 रजिस्ट्रीकरण संख्या ..... वर्ष 2019




कमलेश वासुदेवा | निशांत कोछर | विजय शर्मा | इन्दर कोहली

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

रजिस्ट्रीकर्ता अधिकारी
उप-निबंधक, देहरादून,तृतीय
17 Dec 2019

Vi Pude M B no 155 of 2019
17/12/19

5. That the Purchaser will have no right, title or interest in the said complex except the said property under sale to him and in the case of any change in the Floor Area Ratio the same shall be to the benefit of the Developer Company who shall be solely entitled to exploit the same on the remaining land in the area but without interfering in the said property which shall be the sole property of the Purchaser.

6. That the M/s. Kamal Towers, has obtained a joint water connection for the said complex, charges of which are being shared proportionately by all the Cottage owners. However, the Purchaser shall be at liberty to transfer or have a separate connection, if he so desires at his own cost.

7. That after getting the Sale Deed executed in the name of the Purchaser, the Purchaser shall get the said property mutated in his name at his own cost and shall pay the municipal taxes from the date of possession. All arrears regarding taxes, charges, cesses and demands on the said property up to this day shall be the responsibility of the Seller. The Seller shall, however, co-operate with the Purchaser in getting the mutation done in his favour, in the Municipal Records.

8. That neither the Purchaser nor his tenants or licensees, heirs, representatives, nominees, administrators or successors or transferees will have any right to make any addition, alteration, demolition, erection or to make any changes in the said property without the specific permission of the Mussoorie Dehradun Development Authority (MDDA) or any other Local Authority, as the case may be. The Purchaser will also not be entitled to change the external facade of the building, its colour or the exterior without the written consent of the original Developer Company, M/s. Kamal Towers Pvt. Ltd.

9. That the Purchaser shall use the said property for residential purposes only and shall not do or cause any nuisance or hindrance to the peaceful enjoyment of other buyers in the said residential complex known as 'Kamal Cottages', Jharipani, Mussoorie. The Purchaser shall also not do or cause to be done anything in the premises which is contrary to Law, Rules, Bye-Laws of all the concerned governing Local Authorities;

10. That the Purchaser will be entitled to the membership of the Club in the complex subject to the payment of membership fees, if any, as is fixed by the original Developer Company, M/s. Kamal Towers Pvt.Ltd.

11. That the Club Building alongwith its fittings and fixtures is the sole property of the original Developer Company, M/s. Kamal Towers Pvt. Ltd. and either any Cottage owner or any Society (as and when formed by Cottage buyers) will have no right on the Club Building, its fittings and fixtures and operation of the Club. The original Developer Company, M/s. Kamal Towers Pvt. Ltd. is free to enroll members for the club who may not even be cottage/unit buyers.

Reply memo vide MB
156 of 2019 PDs वादकार
वि. 00790 दा- 18.12.19
द्वारा दायी प्रस्तुत के
प्रति होने पर विधिमान्य
होना।

NOTARY
GOVT. OF UTTARAKHAND

20/12/2019

12. That presently the complex known as 'KAMAL COTTAGES' is being maintained by the original Developer Company, M/s. Kamal Towers. All charges for maintenance of exterior of the complex shall be collected from all the buyers including the Purchaser proportionately. These charges shall be settled by the Developer Company or the agency so appointed by the it.

13. That it is hereby declared that the provisions of the Uttarakhand Act No.29 of 2003 are not applicable to the property under sale as the same is situated in an urban area/municipal area;

14. That neither the Seller, nor the Purchaser belong to the Scheduled Caste category and both the Seller and the Purchaser are Indian Citizens.

15. That there are no trees standing on the said property. There is no boundary wall constructed on the same so far;

16. That the Purchaser undertakes to deposit TDS @1% of the consideration amount on Sale of Immovable Property [800] amounting to Rs.55,000- (Rupees Fifty Five Thousand Only) under the relevant Head 0021- (Income Tax Other than Companies) within the stipulated period as permitted, in accordance with law;

17. That the property under sale is the personal property of the Seller and the same is owned by the Seller by virtue of Sale Deed dated 12 .8.1998, duly Registered in Book No.1, Volume 1 at page 237 in ADF Book No.1, Volume 100 at pages 79 to 98 as Document No. 123/98, in the Office of the Joint-Sub-Registrar, Mussoorie, District Dehradun on 12.8.1998. The Seller is neither a Promoter/Developer nor a Real Estate Agent. The said property is not part of Group Housing mixed development project (Residential/ Commercial), Industry Project, Commercial Project or plotted development project. The said property is not covered and does not fall under the definitions, in the Real Estate Act and in the Uttarakhand Real Estate Rules 2017 and, as such, compulsory registration of above property is not required under the above Act. Moreover, the built up area of the said property is only 109.66 sq.mtrs. consisting of open land area of 130 sq.mtrs. only.

18. That the property is essentially residential in nature and is connected by a common road less than 5 mtrs wide. The same lies less than 50 mtrs from the Main Road, which is less than 5 mtrs wide. The Stamp Duty has been paid by the Purchaser on the basis of Circle Rate for the covered area [including Super Area] @ Rs. 20,500/- per sq.mtrs. x 109.66= Rs.22,48,030 and the Circle Rate of Open/Land area @ Rs. 6500/- per Sq. mtrs.x 130 sq.mtrs. = Rs. 8,45,000/-. Totalling to Rs.30,93,030 (rounded off to Rs.30,94,000/-), in accordance with the rules laid down by the District Collector, as shown at page 20 at Serial No. 3-C-5, columns No. 5 & 7 of the Circle Rates List. However, Stamp Duty is being paid on the higher consideration amount of Rs.55,00,000/- at the rate of 5% amounting to **Rs.2,75,000/-**, which is just and proper.

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18. That the property is essentially residential in nature and is connected by a common road less than 5 mtrs wide. The same lies less than 50 mtrs from the Main Road, which is less than 5 mtrs wide. The Stamp Duty has been paid by the Purchaser on the basis of Circle Rate for the covered area [including Super Area] @ Rs. 20,500/- per sq.mtrs. x 109.66= Rs.22,48,030 and the Circle Rate of Open/Land area @ Rs. 6500/- per Sq. mtrs.x 130 sq.mtrs. = Rs. 8,45,000/-. Totalling to Rs.30,93,030 (rounded off to Rs.30,94,000/-), in accordance with the rules laid down by the District Collector, as shown at page 20 at Serial No. 3-C-5, columns No. 5 & 7 of the Circle Rates List. However, Stamp Duty is being paid on the higher consideration amount of Rs.55,00,000/- at the rate of 5% amounting to **Rs.2,75,000/-,** which is just and proper.

19. That all the expenses regarding the Registration, Stamp Duty etc. pertaining to the Sale Deed are being paid and borne by the Purchaser.

20. That the said property being sold and transferred is not included in Khewat No.65 of 'Kyarkuli-Bhatta'. The said property neither had any relation to the property of Shri Raghupratap Singh, son of Shri Raghuraj Singh, r/o. Syohara, Bijnor, Uttar Pradesh, nor has any relation to the said property being sold through this deed today. As a result the said property under sale is not covered by the Order No.40/Vai.A./2016 dated 23/01/2016 of the Learned District Magistrate, Dehradun and there is no impediment to the transfer and sale of the said property.

SCHEDULE OF THE PROPERTY UNDER SALE:-

ALL THAT Duplex Cottage bearing No. 27-A, having an area of 1180 Sq.Ft. (109.66 Sq. Mtrs.) approx., comprising of Drawing Cum Dining, Two Bed Rooms, Two attached Toilets, Kitchen, Staircase, Balcony and Verandah, situated at KAMAL COTTAGES, JHARIPANI, MUSSOORIE with rights in the land underneath the said cottage, alongwith with lawn/open land admeasuring 130 sq.mtrs approx., including car parking facilities as shown in the Site Plan bounded and butted as under :-

In the	**North**	:	by property of Others;
	South	:	by Cottage No.27-B;
	East	:	by Pushta and property of Others thereafter:
	West	:	by property of Others;

LATITUTE & LONGITUDE= 30.25'40" N 78.5'1"

IN WITNESS WHEREOF the Seller and the Purchaser have both signed and executed this Sale Deed at Mussoorie, in the presence of the witnesses mentioned hereinbelow on the day, month and year first mentioned above.

(SELLER)

(PURCHASER)

(Finger Prints of the Seller & Purchaser under the provisions of Section 32-A of the Indian Registration Act, 1908):

Name & Address of the **SELLER**:-
Mrs. KAMLESH VASUDEVA
wife of Cap. S.Vasudeva,
resident of S-313 Panchsheel Park,
New Delhi

IDENTIFICATION DOCUMENT
PAN NO.AADPV1855F

LEFT HAND:

Little-finger	Ring-finger	Middle-finger	Index Finger	Left-Thumb

RIGHT HAND:

Right Thumb	Index Finger	Middle-finger	Ring Finger	Little-finger

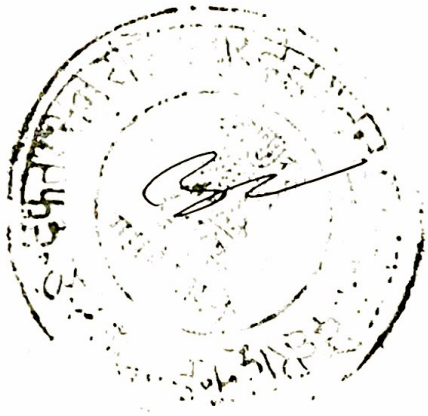
(SELLER)

Name & Address of the **PURCHASER**:-
SHRI NISHANT KOCHHAR
son of Shri Navin Kumar Kochhar,
resident of B-35, Arya Nagar Apartments,
Plot No.91, I.P. Extension,
Patparganj, Shakarpur,
East Delhi, Delhi-110092

IDENTIFICATION DOCUMENT
PAN NO.CYYPK1738H

LEFT HAND:

Little-finger	Ring-finger	Middle-finger	Index Finger	Left-Thumb



RIGHT HAND:

Right Thumb	Index Finger	Middle-finger	Ring Finger	Little-finger

(PURCHASER)

WITNESSES:

Shri Vijay Sharma
s/o.Late Shri Bhagwati Prasad Sharma
r/o.Kamal Cottage C-1
Jharipani, Mussoorie
District Dehradun

IDENTIFICATION DOCUMENT:

Aadhar No.3008 1222 3947

Shri Inder Kohli
s/o. Shri J.N. Kohli
r/o._House No.N-13, Kalkaji
South Delhi, DELHI-110019

IDENTIFICATION DOCUMENT:

Aadhar No.2203 2330 2891

Photos self-attested by the Parties;
Drafted and typed,under the instructions
of the Parties, in the Office of:

(R.S.Panwar & Vinay K. Gupta, Advocates)

NOTARY RAM DAYAL MUSSOORIE UTTARAKHAND

Photocopy Attested

Advocate
Reg.No.42/1/2007
MUSSOORIE (UK.)

बही संख्या 1 जिल्द 3,427 के पृष्ठ 287 से 310 पर क्रमाक 13946

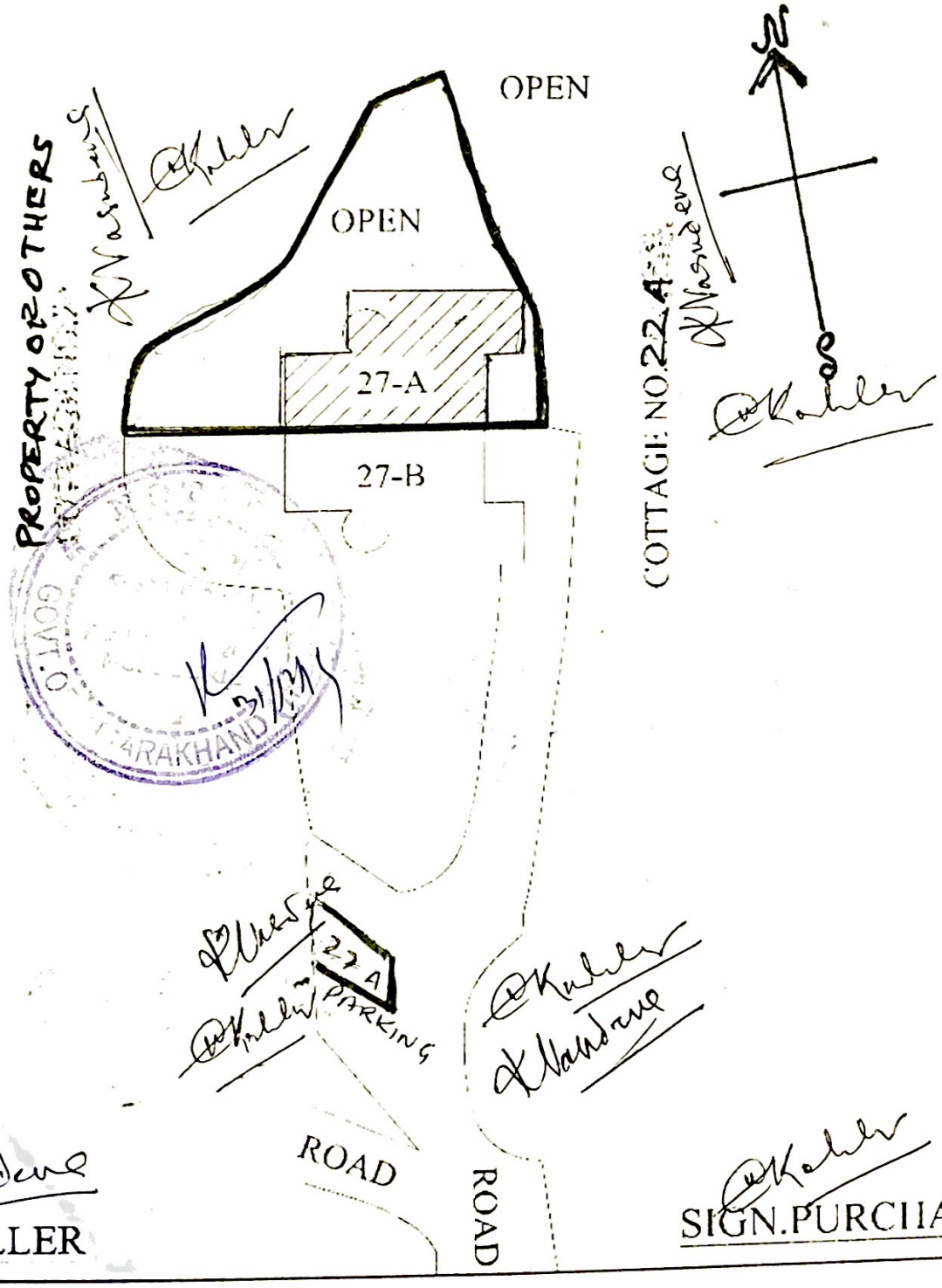
पर आज दिनांक 20 Dec 2019 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी
उप-निबंधक,देहरादून,तृतीय
20 Dec 2019

PLAN OF DUPLEX COTTAGE NO.27-A , SITUATED AT KAMAL COTTAGE, JHARIPANI, MUSSOORIE, DEHRADUN (UK)

NOTE: THE BOUNDARY OF THE SOLD PORTION HAS BEEN MARKED BY RED RIBAND.

TOTAL COVERED AREA :- 109.66 SQ.MT.
TOTAL OPEN LAND AREA :- 130.0 SQ.MT.
SELLER :- MR.KAMLESH VASUDEVA
PURCHASER :- MR.NISHANT KOCHHAR



SIGN.SELLER

SIGN.PURCHASER

बही संख्या 1 जिल्द 3,427 के पृष्ठ 287 से 310 पर क्रमाक 13946

पर आज दिनांक 20 Dec 2019 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी
उप-निबंधक देहरादून तृतीय
20 Dec 2019