

2566

1

**SALE DEED**  
**RELEVANT PARTICULARS**

1. Consideration : Rs. 43,00,000.00
2. Market Value on which Stamp duty paid : Rs. 43,00,000.00
3. Stamp Duty : Rs. 4,30,000.00 + 210.00
4. Avas Vikas Duty : Included
5. Total Stamp Duty paid : Rs. 4,30,210.00
6. Main Locality : Within Nagar Nigam Limit
7. Locality : Mauza Jakhan, Dehradun
8. Particulars of the property : ALL THAT double storied house constructed on part of land bearing Khasra No. 319 and 320 total measuring 200.664 Sq. Mts. situated at Mauza Jakhan, Pargana Central Doon, District Dehradun having covered area 112.55 Sq. Mts. at Ground Floor and 93.04 Sq. Mts. at First Floor total covered area 205.59 Sq. Mts., now bearing Municipal No. 10/1, Shivam Vihar, Jakhan, Dehradun
9. Kind of Property : Residential property
10. Circle rate : Rs. 3400/- per Sq. Mts.
11. Distance from main Road : More than 350 Mts. away from Main Rajpur Road
12. Name and Address of Seller : Shri Nikhil Sharma son of Shri S.P. Sharma resident of 25, Karanpur, Dehradun
13. Name and Address of Nominator : Shri Sharyan Verma son of Late Shri R.M. Verma resident of 46-E, Pathri Bagh, Dehradun
14. Name and Address of Purchasers : Mrs. Arfia Khan wife of Mr. Wasim Ahined Khan resident of 155, Phase-II, Vasant Vihar, Dehradun
15. Number of Stamp sheets : 25 sheets
16. Drafted by : Shri D.N. Agnihotri, Advocate, Dehradun.



उत्तरांचल UTTARANCHAL

020491



### SALE DEED

This Deed of sale is made on this the 25th day of March, 2006 between Shri Nikhil Sharma son of Shri S.P. Sharma resident of 25, Karanpur, Dehradun (hereinafter called the Seller) of the one part;

AND

Shri Sharvan Verma son of Late Shri R.M. Verma resident of 46-E, Pathri Bagh, Dehradun (hereinafter called the Nominator) of the Second Part;

AND

Mrs. Arfia Khan wife of Mr. Wasim Ahmed Khan resident of 155, Phase-II, Vasant Vihar, Dehradun (hereinafter called the Purchaser) of the Third Part;



(2)

SALE (IMMOVABLE)

25/3/06

प्रलेख नः

2566

SALE

4300000.00

मासियत (स्यम् दिया गया)

4300000.00

रजिस्ट्रेशन फीस

पेस्टिंग शुल्क

Electronic Processing Fee

कुल योग

शब्द लगभग

5100.00

10.00

540.00

5650.00

1000

श्री/श्रीमती/कुमारी अरफिया खान

पुत्र/पुत्री/पत्नी श्री वशीम अहमद खान

निवासी 155 बसन्त विहार देदून

ने आज दिनांक 25/03/2006 समय 2.06.30 pm.

कार्यालय उप निबन्धक सदर 1 देहरादून

में प्रस्तुत की

उपनिबन्धक सदर 1 देहरादून

इस लेखपत्र का निष्पादन उक्त

श्री अरफिया खान, w/o वशीम अहमद खान, 155 बसन्त विहार देदून

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

धन मू 4300000.00

पूर्व/नगद मेरे समक्ष प्राप्त कर

श्री निखिल शर्मा, s/o एस पी शर्मा, 25 करनपुर देदून / सरवन वर्मा नोमिनी, s/o आर एम वर्मा, पथरीबाग देदून

से स्वीकार किया।

पहचान, श्री विवेक खण्डूरी

पुत्र श्री जनार्दन प्रसाद

निवासी नेहरूग्राम देदून

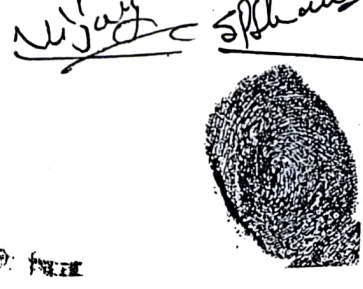
श्री एस पी शर्मा

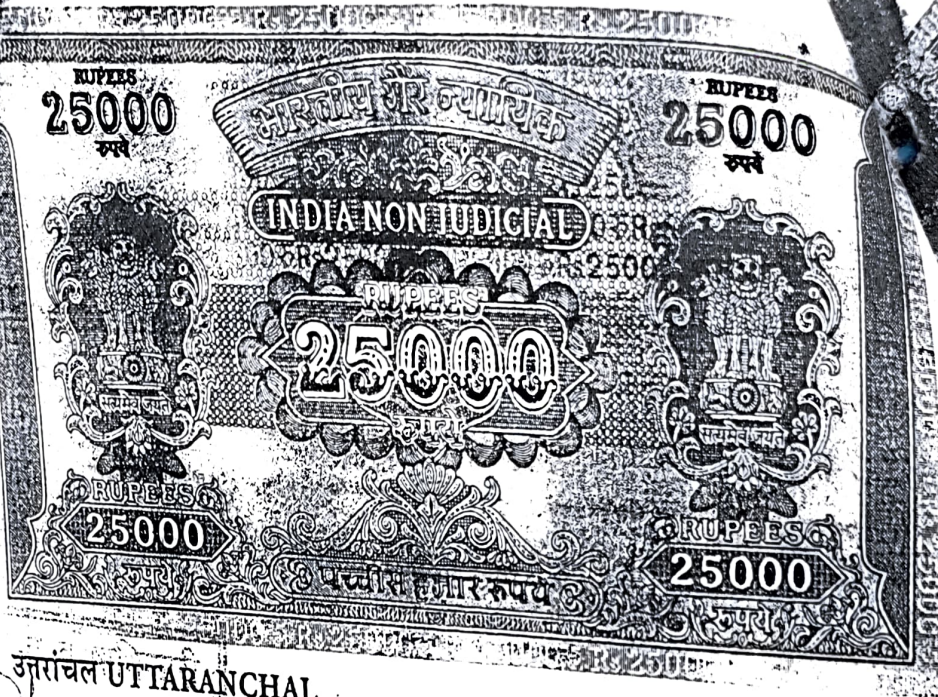
पुत्र श्री अमोलक राम शर्मा

निवासी 25 करनपुर देदून

ने की

उपनिबन्धक सदर 1 देहरादून





उत्तरांचल UTTARANCHAL

825 MAR 2008

020492

BOTH the terms Seller, Nominator and Purchaser used hereinafter shall unless repugnant to the context be deemed to include their legal representative, heirs, successors and assigns.

*[Signature]*

*[Signature]*

*[Signature]*



020490

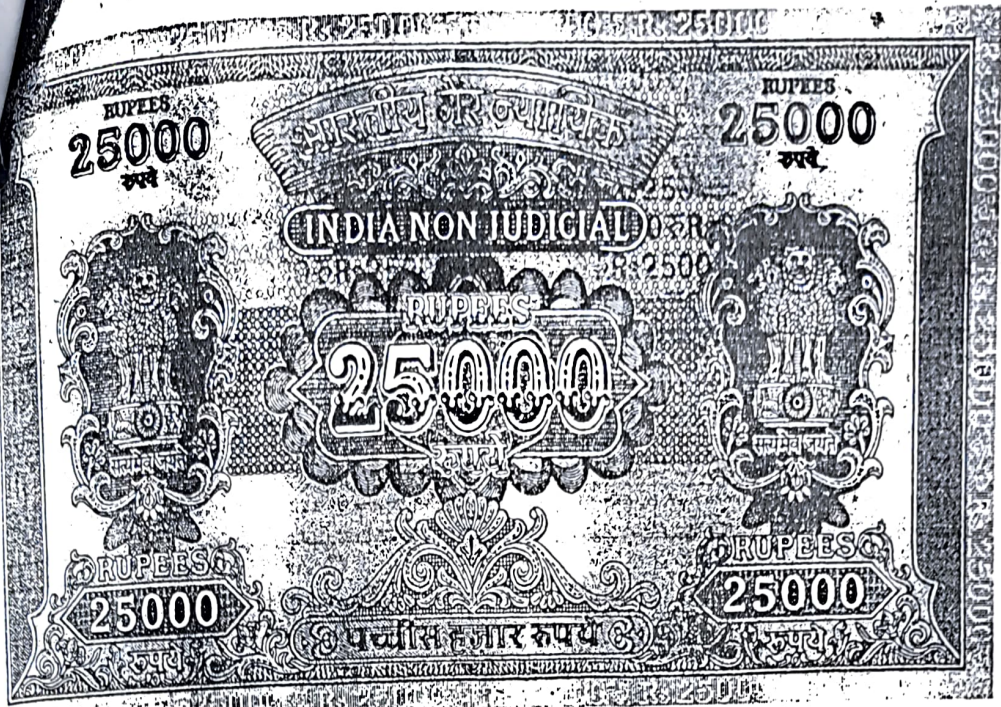
उत्तरांचल UTTARANCHAL

WHEREAS the Seller is the sole and absolut owner of the property mentioned in schedule below. The Seller had purchased the land underneath from Smt. Ramesh Rani wife of Shri Yogender Paul vide sale deed dated 19.01.2005 duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume

*Sharma*

*Sharma*

*Sharma*



उत्तरांचल UTTARANCHAL

020489

1337, at page 642, Additional File Book No. I, Volume 1461 on pages 379/490 at Serial No. 386 dated 19.01.2005. After purchasing the said land the Seller got constructed a house, after getting the site plan approved from M.D.D.A., Dehradun. The name of Seller has been duly mutated in the revenue records and in Nagar Nigam records also. In this way the Seller became the absolute owner of the property mentioned in the schedule of this deed.

*(Signature)*

*(Signature)*

*(Signature)*



उत्तरांचल UTTARANCHAL

23 MAR 2006

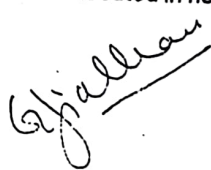
020488

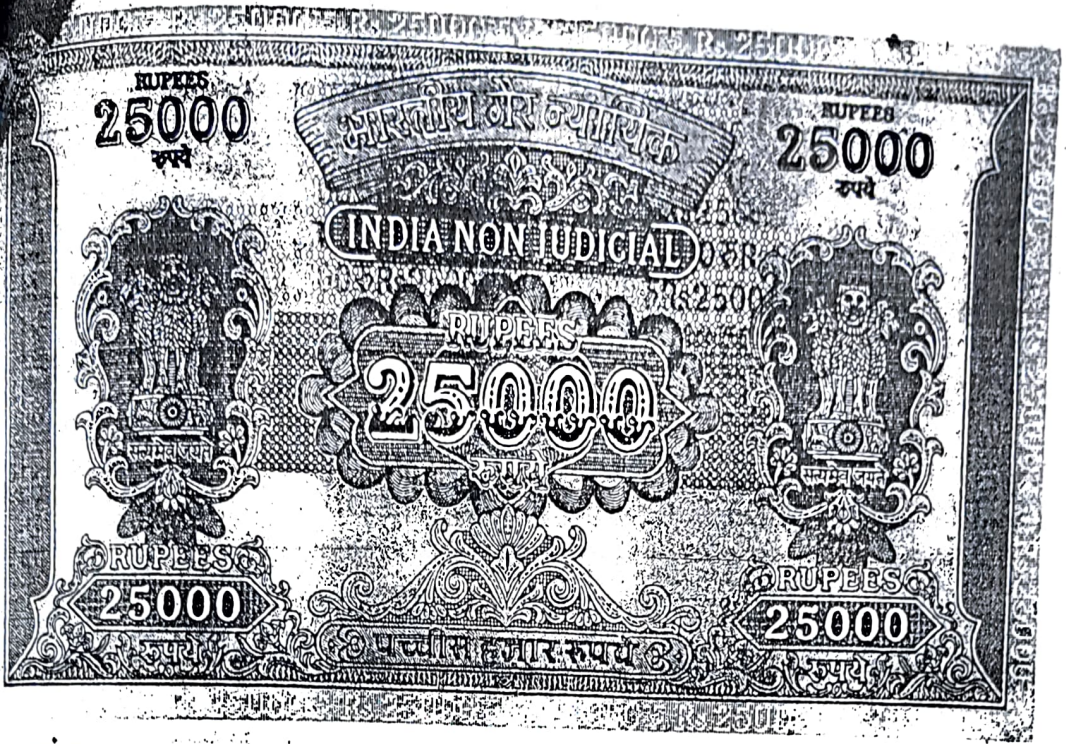
कोषागार, देहरादून

AND WHEREAS an agreement to sell dated 05.11.2005 was executed between seller and the Nominator. Under that agreement the nominator has a right to nominate the person in whose favour the sale deed shall be executed. The Nominator has nominated the Purchaser to get the sale deed executed in her favour.









उत्तरांचल UTTARANCHAL

020487

AND WHEREAS the said property is free from all kinds of encumbrances, liens and charges. The Seller has full right to sell the said property.

*[Signature]*

*[Signature]*

*[Signature]*



उत्तरांचल UTTARANCHAL

020486

AND WHEREAS the purchaser had approached the Nominator for buying the property described in schedule of this deed and the Seller and Nominator agreed to sell the same to the purchaser which is free from all encumbrances for an amount of Rs. 43,00,000/- (Rupees Forty Three Lacs only). Hence this deed of sale is being executed.

*[Signature]*

*[Signature]*

*[Signature]*

ਮੀਰਜ਼ਾ ਮੁਹੰਮਦ ਅਲੀ ਖਾਨ  
ਮੁਹੰਮਦ ਅਲੀ ਖਾਨ

425/3/06

25/3/06  
25/3/06  
25/3/06



2500



उत्तरांचल UTTARANCHAL

020484

25 MAR 2003

the receipt of which sum is hereby acknowledged by the Seller and Nominator.  
THE SELLER hereby transfers, alienates and assigns all that property  
described in schedule of this deed TO HOLD AND TO HAVE the same to the  
Purchaser alongwith all rights, interests, title and easements appurtenant thereto  
as absolute owner forever.

*[Signature]*

*[Signature]*

*[Signature]*



उत्तरांचल UTTARANCHAL

020483

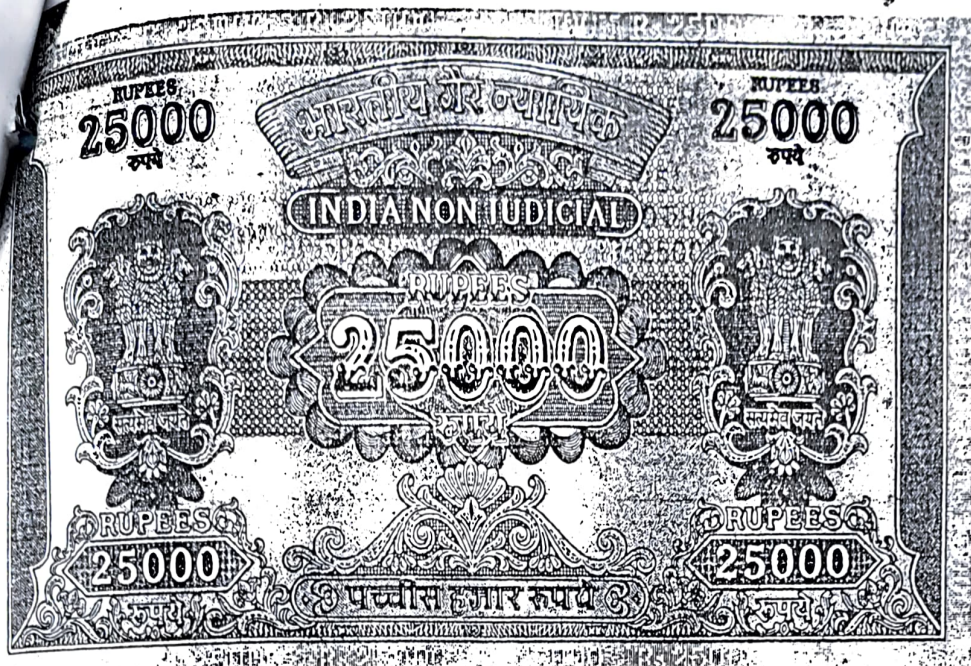
THE SELLER FURTHER COVENANTS WITH THE PURCHASER  
AS UNDER:-

1. That the Seller has delivered vacant physical possession to the Purchaser through the Nominator of the property hereby sold which shall hereinafter

*[Signature]*

*[Signature]*

*[Signature]*



उत्तरांचल UTTARANCHAL

020482

be held and enjoyed and rents and profits received there from by the Purchaser without any interruption or disturbances by the Seller or any other person claiming through or under the seller.

*[Signature]*

*[Signature]*

*[Signature]*



जारी UTARANCHAL

020481

24 MAR 2005

24 MAR 2005

2. That the Seller will at the cost of the person requiring the same execute and do every such assurance or things necessary for the further or more perfectly assuring the said property to the purchaser her heirs or assigns as may be required.

*Devar*

*Devar*

*Devar*



उत्तरांचल UTTARANCHAL

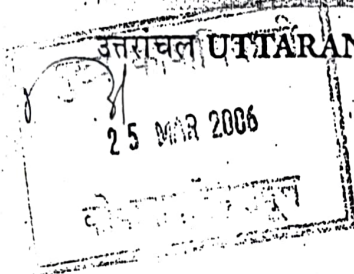
020480

3. That all the rights enjoyed by the Seller regarding the property hereby sold are being transferred to the purchaser.

*Sharma*

*Sharma*

*G. Palan*



020479

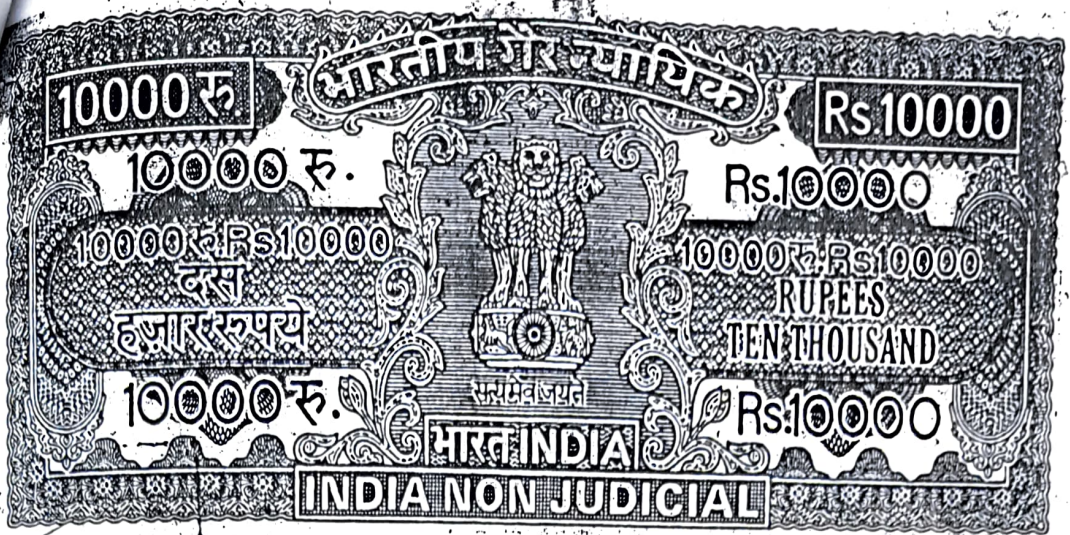
4. That the interest hereby transferred subsists and Seller has power to sell the same.

*Sharma*

*Shrawan H*

*Fullan*





23.11.2006  
 उत्तरांचल UTTARANCHAL  
 मुख्य कार्यालय  
 देहरादून (उत्तरांचल)

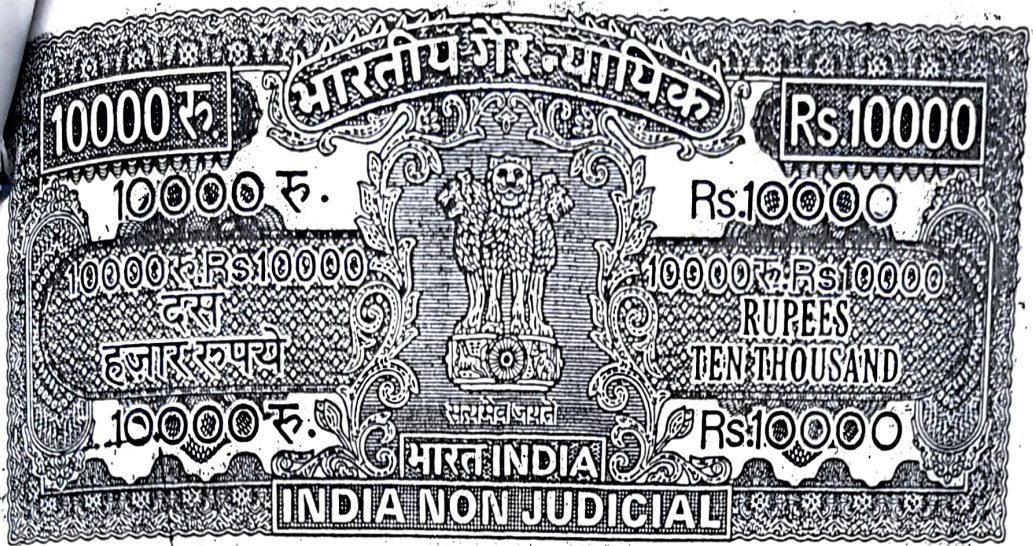
363189

6. That the purchaser shall also be entitled to transfer the property hereby sold by way of sale, gift, lease, mortgage, etc.

Sharma

Chawla

Gillman



2006

उत्तरांचल UTTARANCHAL  
मुख्य दफ्तर (उत्तरांचल)

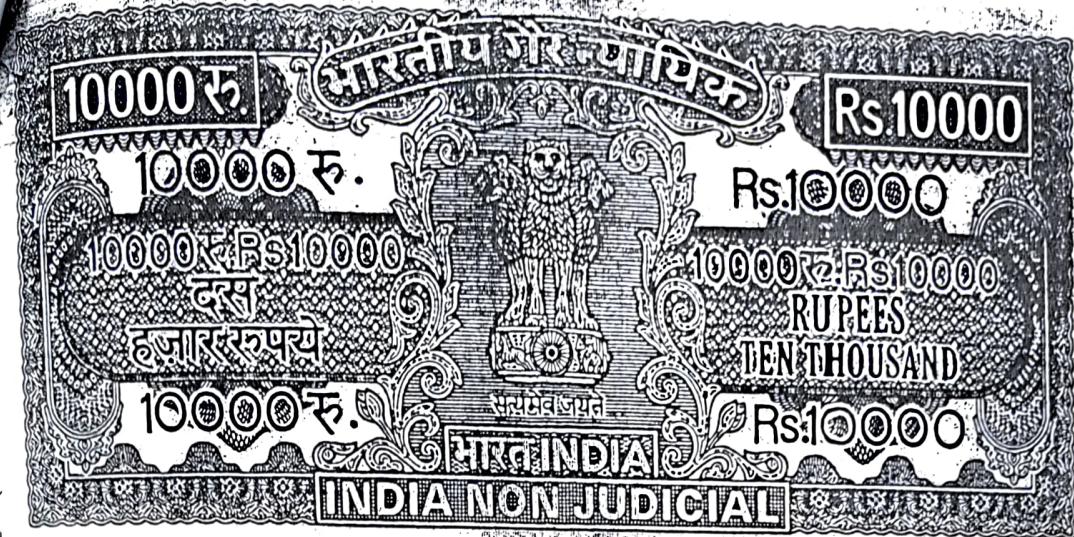
363177

7. That all the bills and taxes levied on the property hereby sold upto the date of sale shall be paid by the seller and all taxes accruing subsequent to the date of execution of sale deed will be paid by the Purchaser.

*Sharma*

*Sharma*

*G. J. J. J.*



उत्तरांचल UTTARANCHAL

280874

जारी किया

१९ मार्च २००६

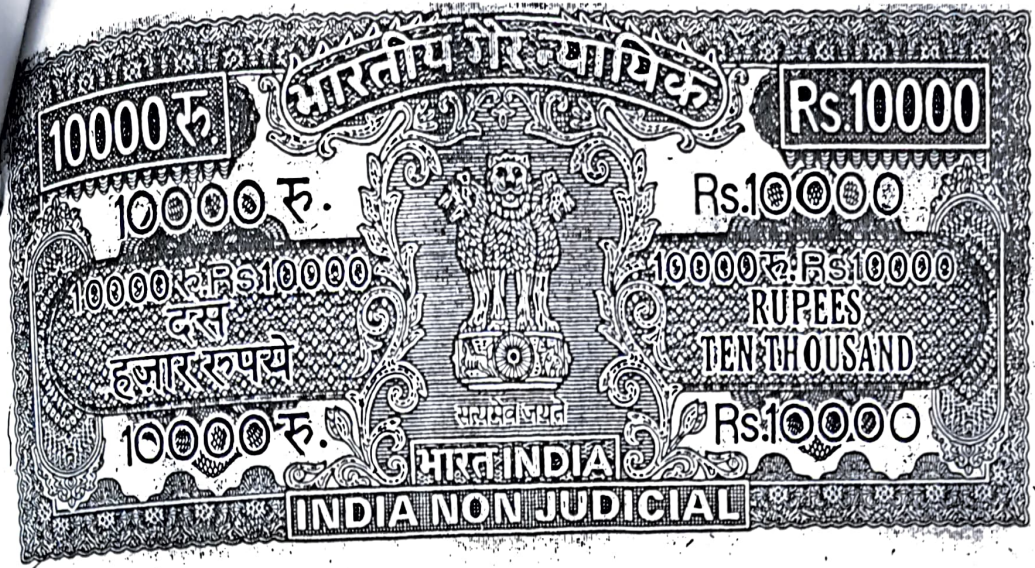
मुख्य न्यायाधीश  
वेहवाड़ा (उत्तरांचल)

8. That the stamp duty and registration charges are being born by the Nominator.

*[Signature]*

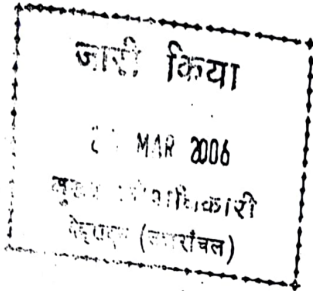
*[Signature]*

*[Signature]*



उत्तरांचल UTTARANCHAL

363062

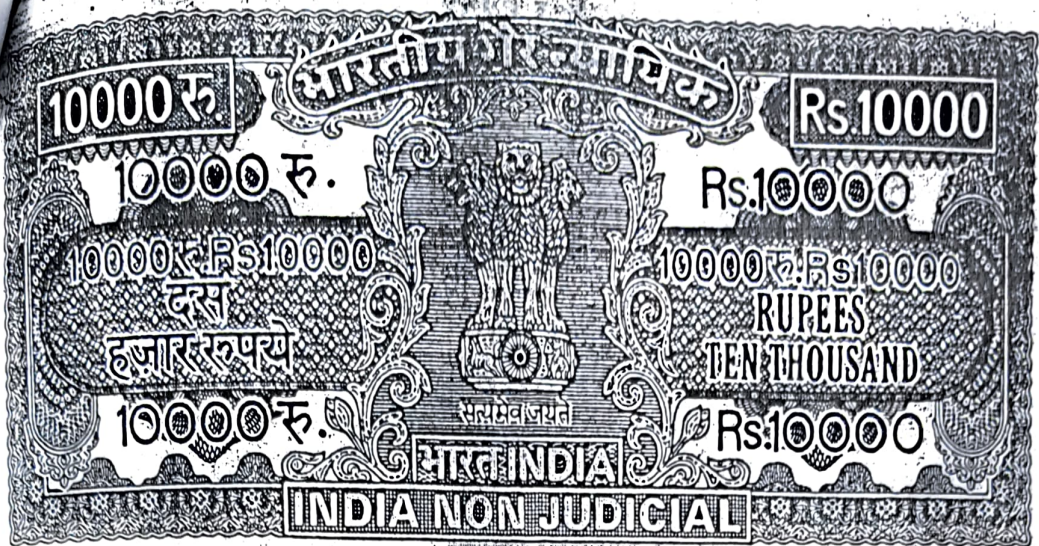


9. That the Seller further covenants to keep the purchaser indemnified in case the purchaser is deprived of the property here by sold or any part thereof on account of any defect in the title of the seller or for any other reason.

*[Signature]*

*[Signature]*

*[Signature]*



उत्तरांचल UTTARANCHAL

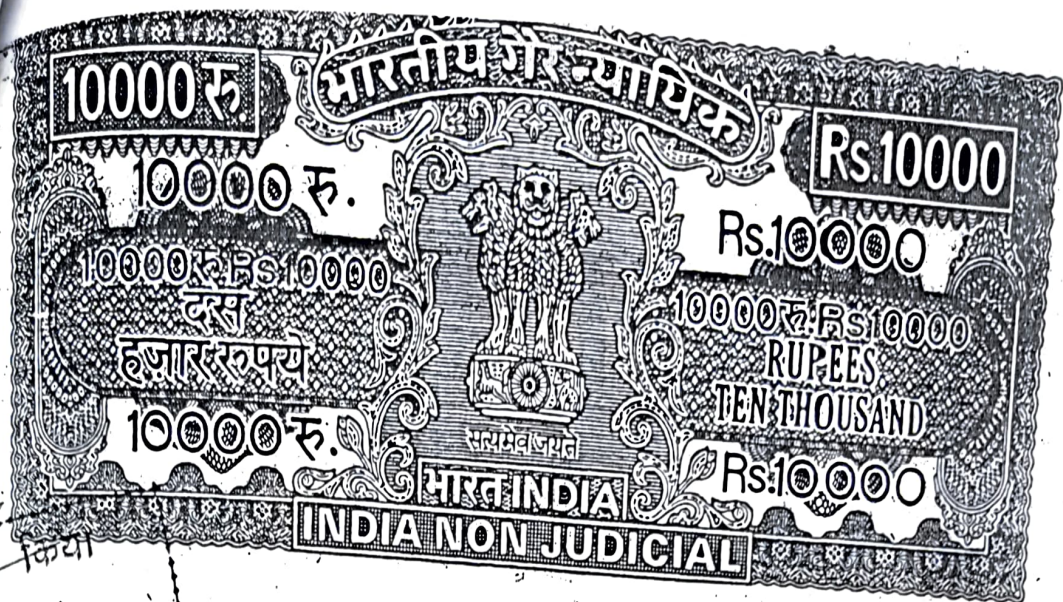
280916

10. That the property being sold is more than 350 Mts. away from Main Rajpur Road and within the Nagar Nigam Limit of Dehradun. The area of property being sold is 200.664 Sq. Mts. and covered area is 205.59 Sq. Mts. As per circle rate the value of land comes to 200.664 Sq. Mts. x 3400.00 =

*Sharma*

*Bruwan*

*Spalliam*



जारी किया

23 मार्च 1988 उत्तरांचल UTTARANCHAL

मुख्य कोषाधिकारी  
देहरादून (उत्तरांचल)

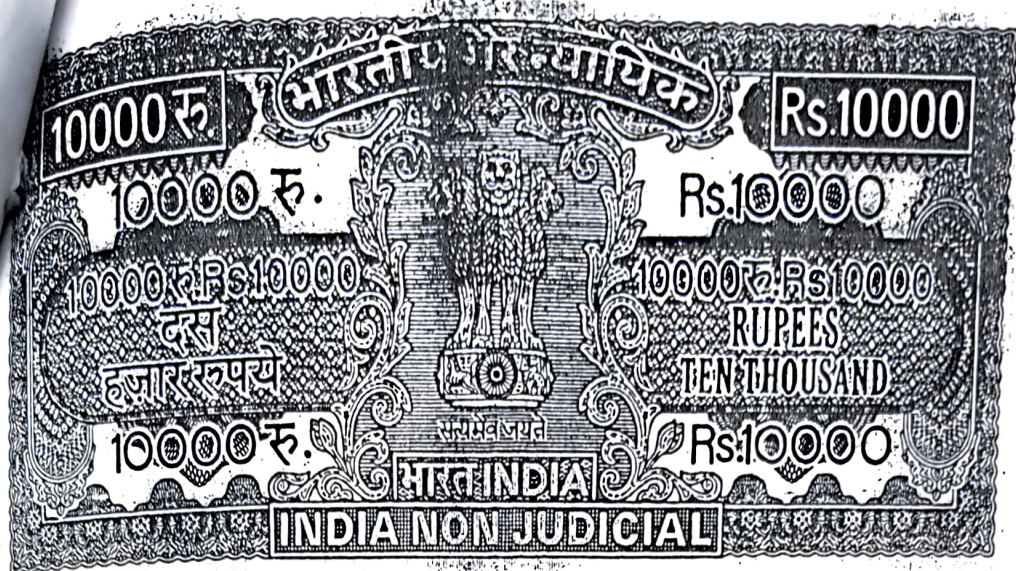
363264

Rs. 6,82,258.00. The value of covered area comes to  $205.59 \times 4700 =$   
Rs. 9,66,273.00. The total value of the property as per circle rate comes to  
Rs. 16,48,531.00. The property is being sold in Rs. 43,00,000.00 on  
which the stamp duty of Rs. 4,30,000.00 is being paid by the Nominator.  
Stamp duty of Rs. 210/- is being paid for nomination clause.

*Sharma*

*Sharma*

*Ghosh*



उत्तरांचल UTTARANCHAL

280918

11. That the purchase of the property is being financed by Syndicate Bank, Scholars Home, Jakhan, Dehradun and hence till the repayment of the

*Shazone*

*Suman*

*G. Jallan*