

SALE DEED

3747

2

CONSIDERATION : Rs.3,38,000/-

MARKET VALUE : Rs. 3,38,000/-

STAMP DUTY : Rs. 33,800/- AVAS VIKAS DUTY *Included*

SHEETS : 13

WHEREAS 1) Shri Sunil Kumar, 2) Shri Sanjay Kumar Sons of Late Shri Ayodhya Prasad Sharma 3) Shri Brijendra Sharma, 4) Shri Sudesh Chand Sharma Alias Shri S.C. Sharma Sons of Late Shri Hari Prasad Sharma, 5) Smt. Vinod Sharma W/o Late Shri Krishan Prasad Sharma R/o 69, Tilak Road, Dehradun, ARE THE PROPRIETORS OF THE PROPERTY DETAILED AT THE END AND ALSO IN THE POSSESSION OF THE SAME, DO HEREBY SELL TO Shri Samar Jeet Singh S/o Col. Yogendra Kumar C/o Shri Indresh Kumar R/o Vill. Badliwar Pargana Parwa Doon District Dehradun.

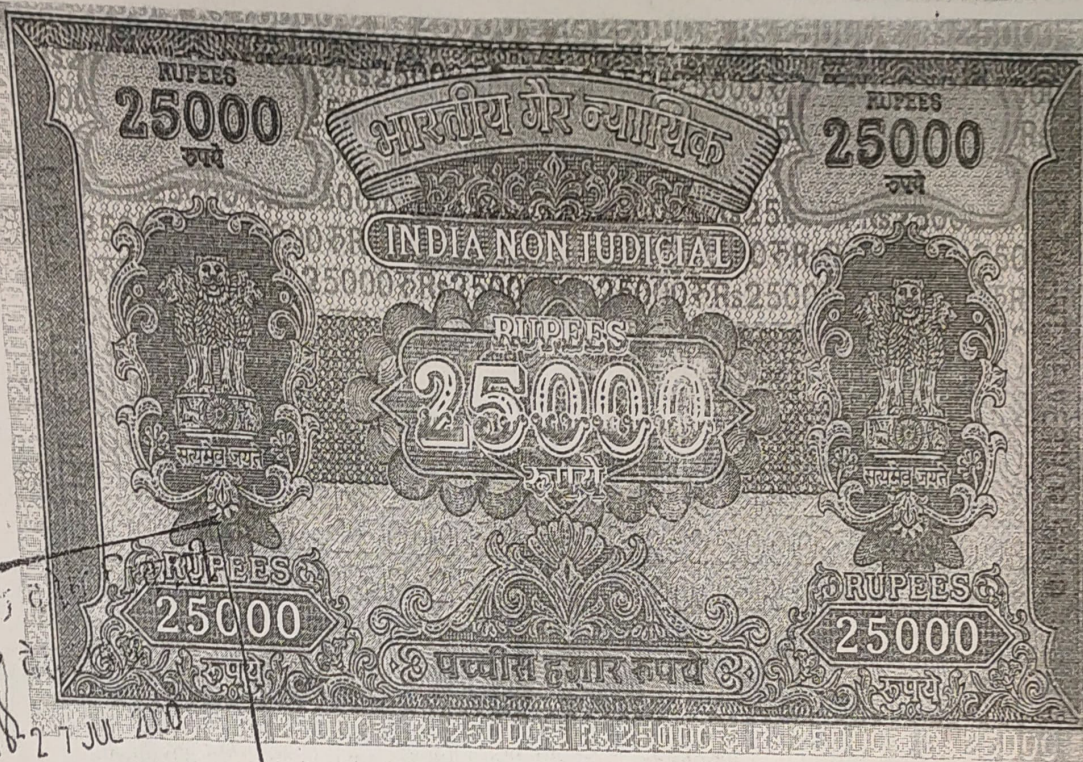
FOR CONSIDERATION OF : Rs.3,38,000/-

RECIEVED AS FOLLOWS: *Detailed in the deed.*

THE PROPERTY/LAND IS FREE FROM ALL ENCUMBRANCES.

DETAILS OF PROPERTY/LAND: *as mentioned in the schedule of at the foot of this deed.*

[Signatures and stamps]



00DD 974871

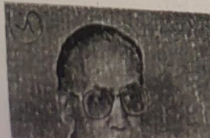
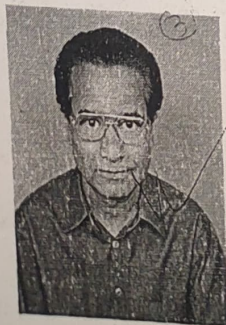
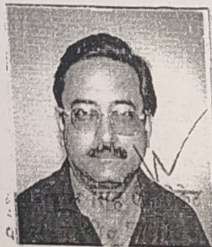
-2-

SALE DEED

This Deed of Sale is made on this 27th day of July 2000 by 1) Shri Sunil Kumar, 2) Shri Sanjay Kumar Sons of Late Shri Ayodhya Prasad Sharma 3) Shri Brijendra Sharma, 4) Shri Sudesh Chand Sharma Alias Shri S.C. Sharma Sons of Late Shri Hari Prasad Sharma, 5) Smt. Vinod Sharma W/o Late Shri Krishan Prasad Sharma R/o 69, Tilak Road, Dehradun, (hereinafter called the Sellers) of the one part.

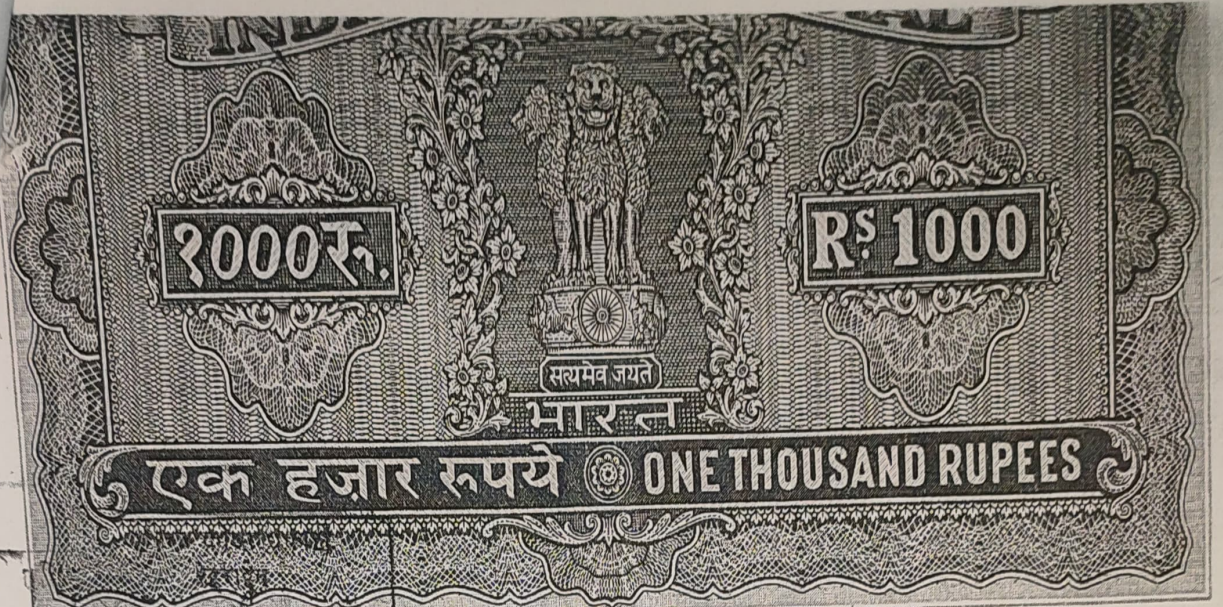
AND

IN FAVOUR OF Shri Samar Jeet Singh S/o Col. Yogendra Kumar C/o Shri Indresh Kumar R/o Vill. Badripur Pargana Parwa Doon District Dehradun, (hereinafter called the Purchaser) of the other part.



[Handwritten signatures of the sellers]

[Handwritten signature of the purchaser]



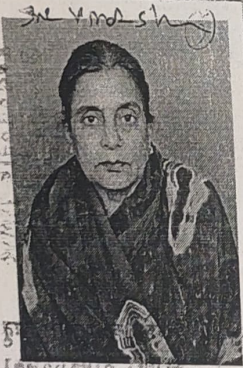
20 JUL 2000

35972

-3-

The terms Sellers and Purchaser shall be deemed to include their respective heirs, executors, assigns, administrators, representatives unless repugnant to the context.

And whereas the Sellers are the recorded Bhumidhar in possession of the land described in the schedule given below.

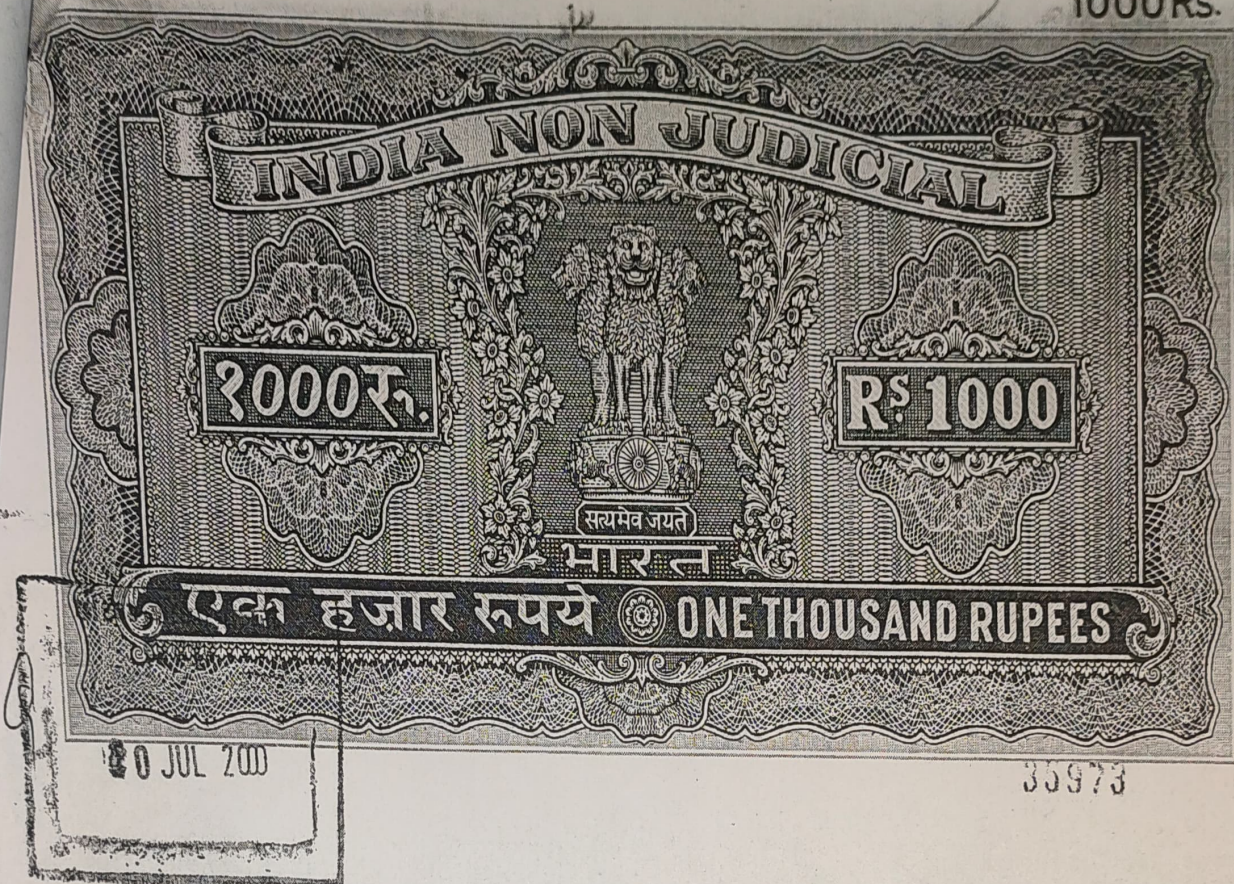


गुलामास सिंह, पञ्जाब प्रदेश
पञ्जाब प्रदेश

[Handwritten signatures and names]
S. S. Singh
S. S. Singh
S. S. Singh
S. S. Singh

[Handwritten signature]
S. S. Singh

[Handwritten signature]
S. S. Singh



-4-

And whereas the Sellers have agreed to sell the land for a consideration of Rs. 3,38,000/- (Rs. Three Lac Thirty Eight Thousand only) to the Purchaser, and the Purchaser has agreed to buy the said land for the said consideration free from all encumbrances, liens attachment charges etc.

[Handwritten signatures]

[Handwritten signature]

विनय शर्मा



-5-

NOW THIS DEED OF SALE IS WITNESSETH AS UNDER :

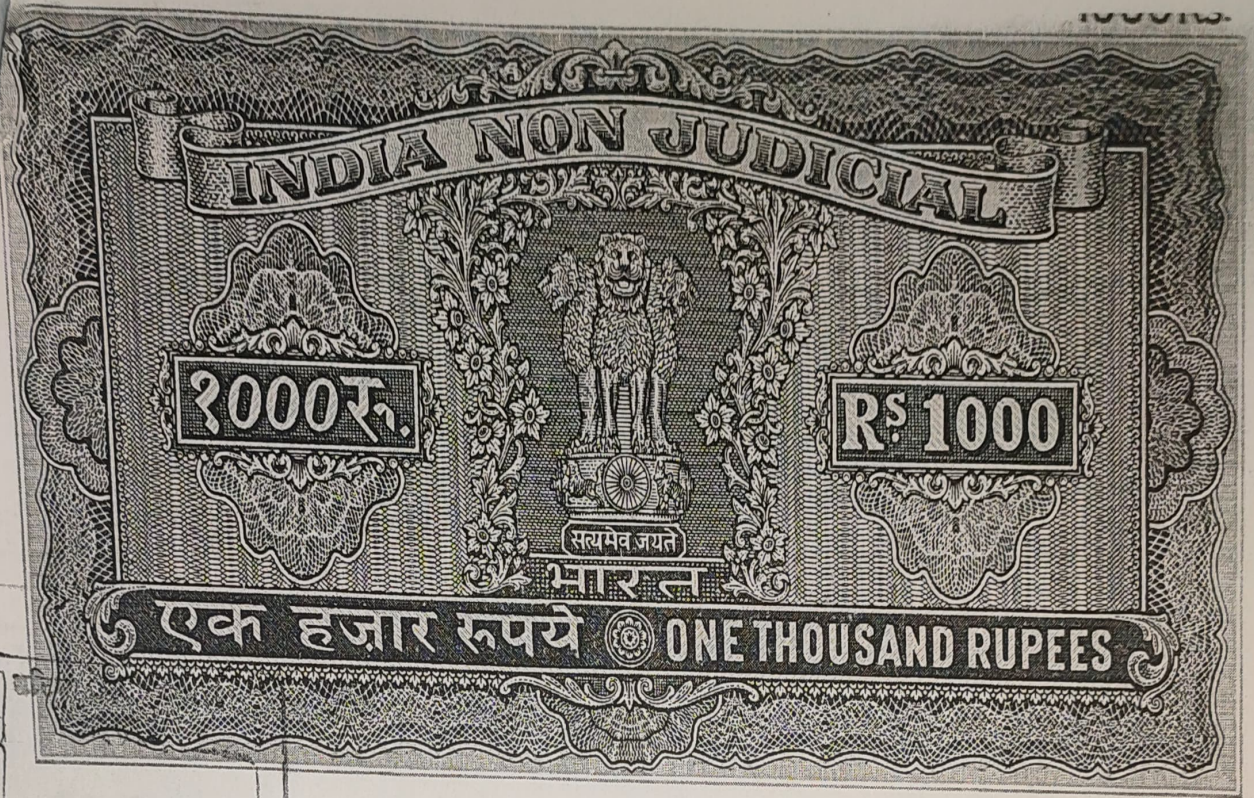
- 1- That in pursuance of the said agreement and in Consideration of a sum of Rs. 3,38,000/- (Rs. Three Lac Thirty Eight Thousand only) Paid by the Purchaser to the Sellers in the following manner-
 - a) Rs. 50,000/- vide cheque no. 938013, State Bank of India, Tel Bhawan, Dehradun, dated 17-02-2000.
 - b) Rs. 2,88,000/- already received by cash.

The receipt where of the Sellers hereby acknowledge and the Sellers do hereby convey, transfer and assign by way of Sale of land unto the Purchaser to have and to hold the same as absolute owner thereof forever.

[Handwritten signatures and initials]

[Handwritten signature]

[Handwritten text]



20 JUL 2000

33975

-6-

- 2- The Sellers hereby covenant with the Purchaser as under.
- (a) That the Sellers are the full and absolute owners, bhumidhars of the land hereby agreed to sold and have marketable title to the land. Nobody else has any right to the title in the said land and the Sellers have full and absolute power to sell it. The interest hereby sold subsists.
- (b) That the land is transferred free from all encumbrances, charges and liens. There is no attachment against the said land from any court or authority.

[Handwritten signature]

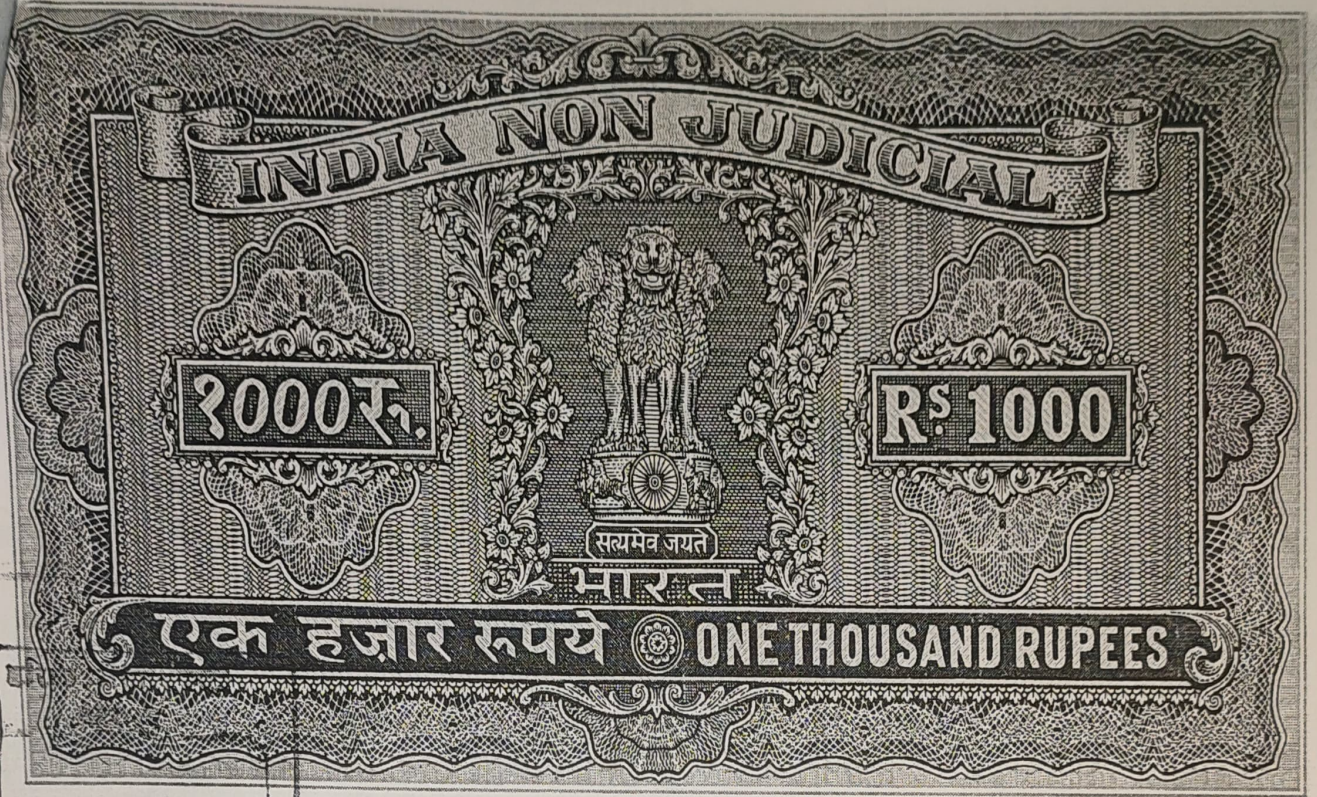
[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



20 JUL 2000

35976

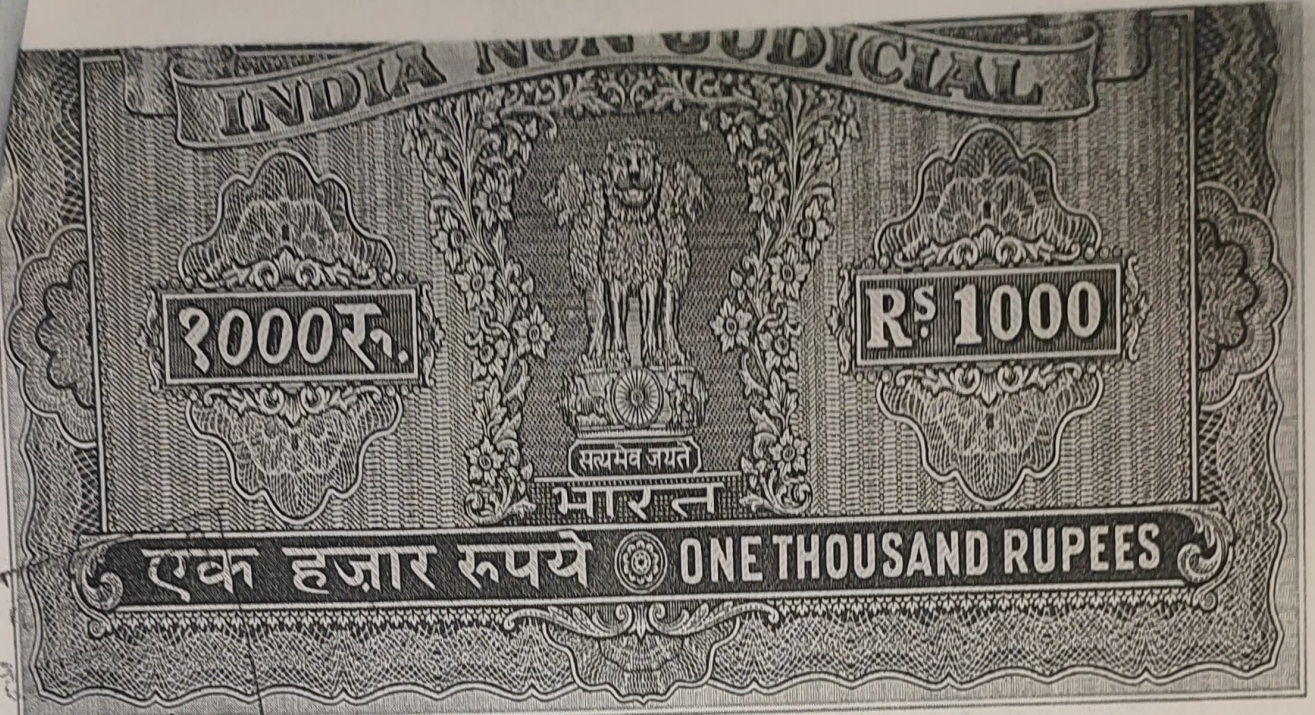
-7-

- (c) That all rights, title and easements appurtenant to the said land as have been enjoyed by the said land have been transferred to the Purchaser.
- (d) That the land has been given in actual physical possession to the Purchaser.

[Handwritten signatures]

[Handwritten signature]

विनोद बाबू



A
27 JUL 2000

37904

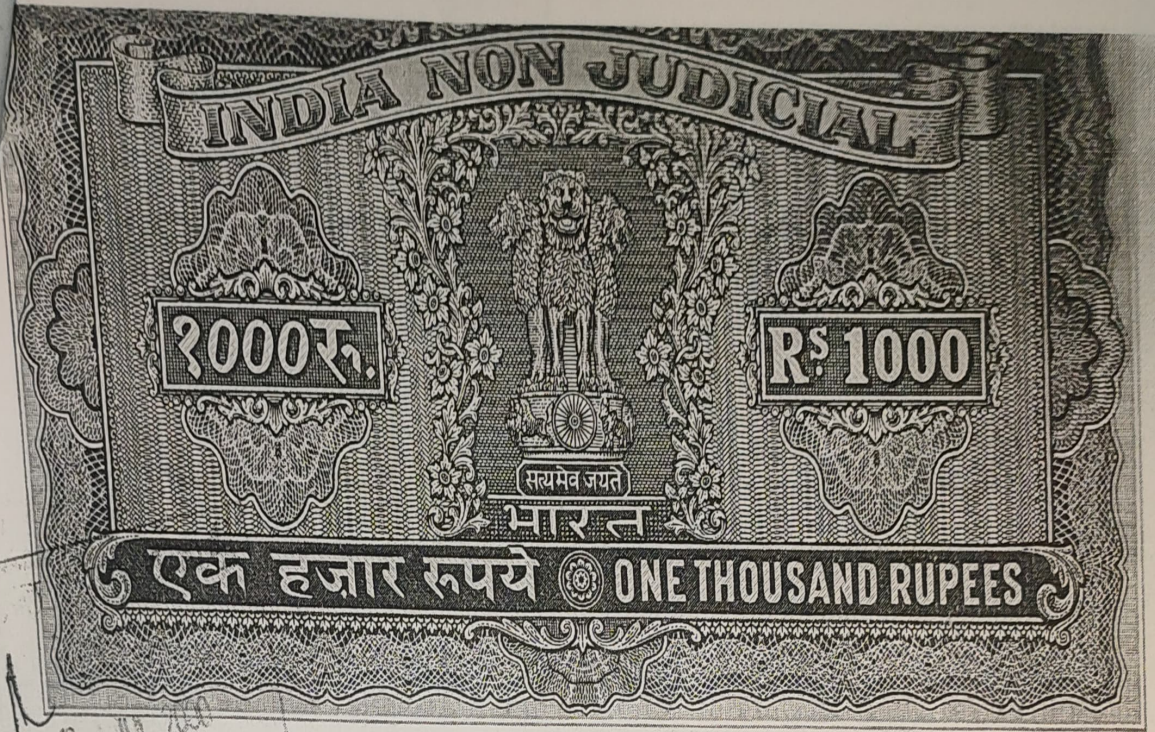
-8-

- (e) That the land shall be quietly and peaceably held and enjoyed by the Purchaser along with the profits received there from without any interruption or disturbance by the Sellers or any other person claiming through or under them and without any lawful disturbance or interruption by any person whatsoever.
- (f) That the liability for payment of any tax, land revenue, cess, that may be due for the period up to this day shall be the responsibility of the Sellers and if the Purchaser is made to pay the same, the Sellers are bound to indemnify the Purchaser and the taxes/ land revenue fallen due there after shall be payable by the Purchaser.

[Handwritten signatures and marks]

[Handwritten signature]

[Handwritten text]



37005

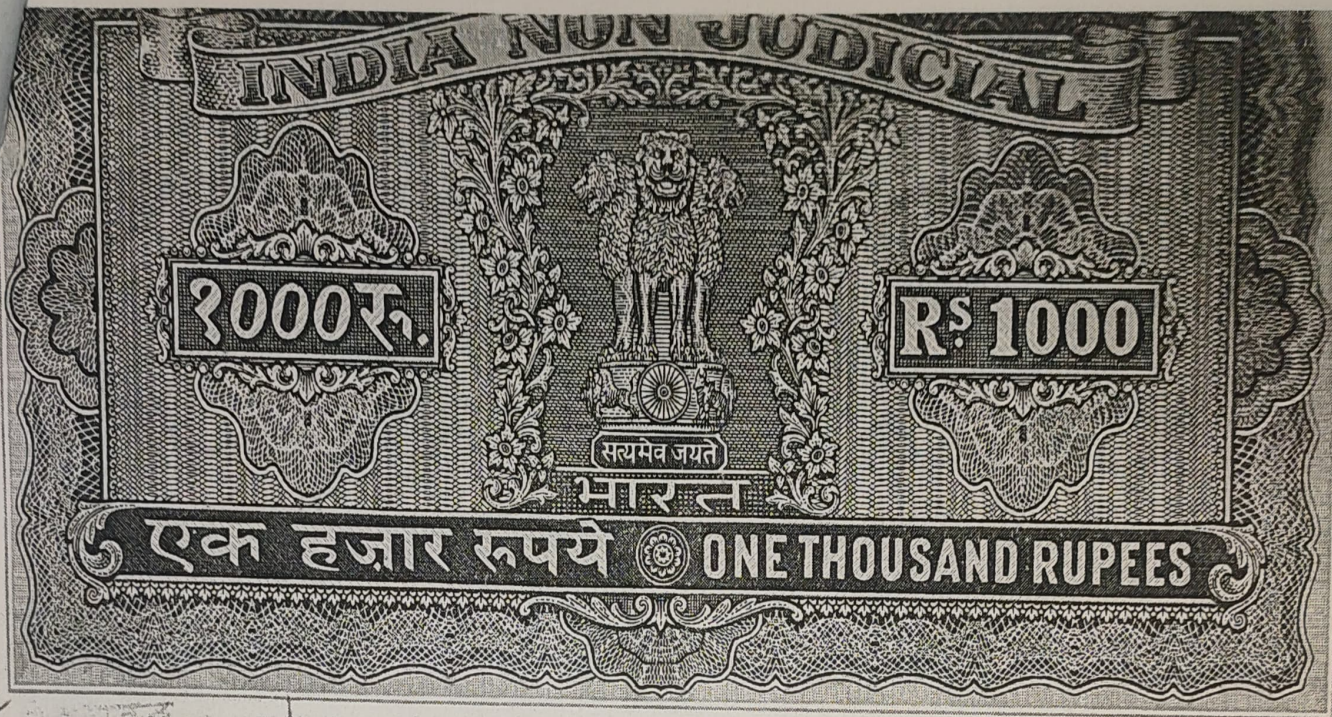
-9-

- (g) That the Sellers further covenant that he will at the cost of the Purchaser do or cause to be done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said land in the manner aforesaid according to the true intent and meaning of this deeds.
- (h) That if for any defect in title of the Sellers or their power to sell the same, the purchaser is deprived of the land in whole or any part thereof, the Sellers shall indemnify the Purchaser unto the extent of loss thus suffered according to the true intent and meaning of their present.

[Handwritten signatures and marks]

[Handwritten signature]

[Handwritten signature]



36886

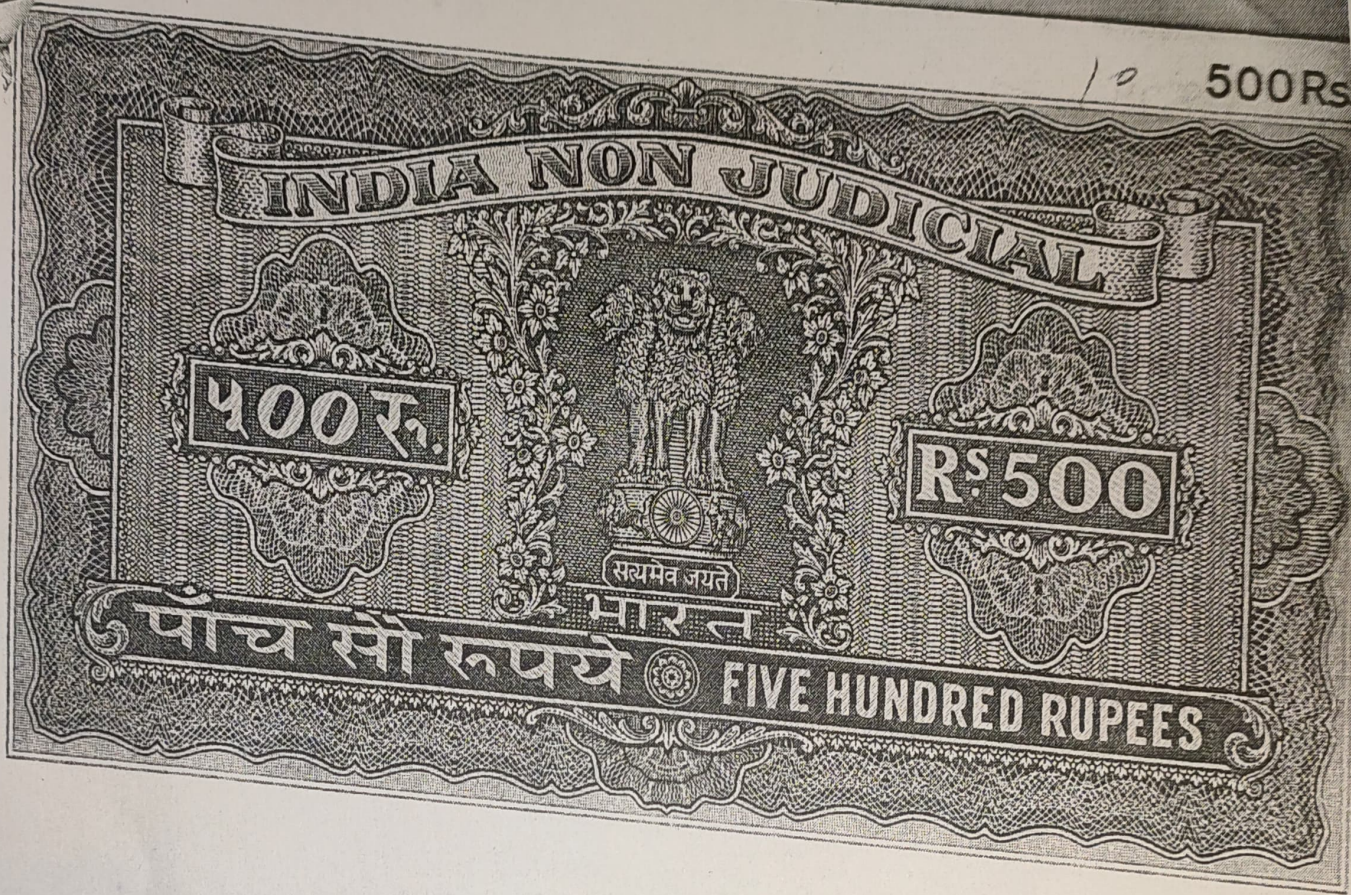
-10-

- (i) That the Sellers have not done anything whatsoever whereby the land or any part thereof may be subject to any lien, litigation or attachment of any court or person and is also not subject to any mortgage either equitable or otherwise.
- (j) That the Purchaser shall have right for mutation in the revenue records over the land and the Sellers have got no objection for the same.
- (k) That the land hereby sold is agricultural and unirrigated land.

[Handwritten signatures and initials]

[Handwritten signature]

[Handwritten text: विनोद शर्मा]



-11-

- 3- That the Sellers do not belong to schedule caste or schedule tribe.
- 4- That no acquisition proceedings have either been initiated or pending in respect of the said land.

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

[Handwritten signature]



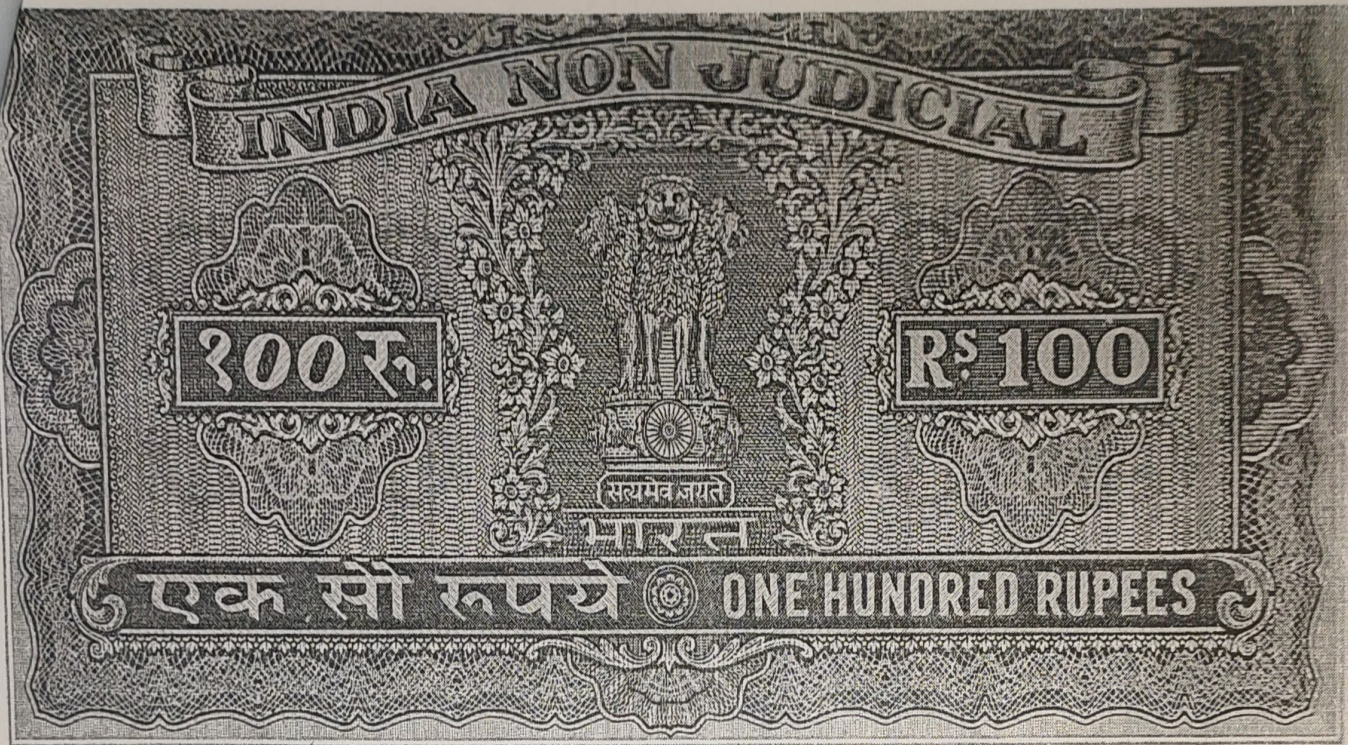
-12-

- 5- That there is no tree standing in the land hereby agreed to be sold.
- 6- That the circle rate of the land is Rs. 4,50,000/- per Acre. As per circle rate the value of the land comes to Rs. 3,37,500/- and the land is being sold for a sale consideration of Rs. 3,38,000/- and requisite stamp duty of Rs. 33,800/- has been paid.

[Handwritten signatures and text]
Soni
Pranav

[Handwritten signature]
8/8/17

[Handwritten text]
विनोद शर्मा



-13-

- 7- That the land hereby sold is situated out of Municipal limits.
- 8- That there is no registered agreement between the parties.

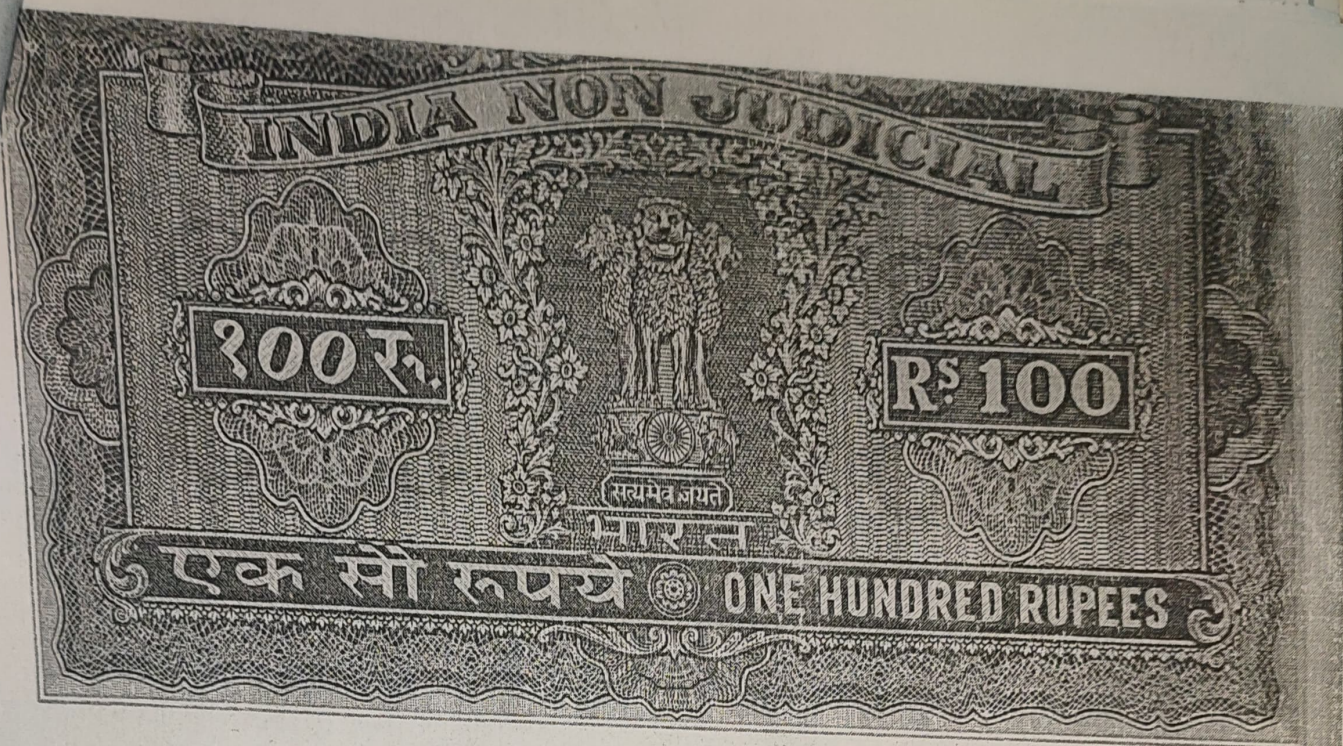
SCHEDULE OF THE LAND

All that part of land bearing Bhumidhari khasra no. 469 M area 0.304 Hectare or 0.75 acre situated in Village Raipur, Paragana Parwa Doon, Dist. Dehra Dun.

[Handwritten signatures and marks]

[Handwritten signature]

[Handwritten text: 10-10-2016]



-14-

In Witness whereof the Sellers and Purchaser have set their hands on this sale deed on the day, month and year first above written.

Sellers

1. 2. 3.
4. 5. Purchaser

Witnesses :

1- S/o, Late Sh. Bansi Singh
Bachchan
D. Dm.
2- Col Jogendra Kumar
S/o Sh. Jai Sh. M.L. Kumar
14, Young Road
Ganga Cantt D. Dm.

पहचान श्री...
पुत्र श्री...
जिजा...
वधू...
वधू...
वि...
वे की।

उप निबन्धक
बैरागन। 27/7/2000

8/8/20

[Signature]

[Signature]

[Signature]

[Signature]

लिखित

Suresh Kumar

[Signature]

[Signature]

५५

बही न. 1 जिल्द 45 पृष्ठ 112
ए.डी.फा.बुक | जिल्द 83 पृष्ठ 565-5
मैन. 950 राज विनांक 27 7.10.00
बै. रजिस्ट्री. 10 पृष्ठ 52 A.N. Sura

अति. दी. 10-1
500000

सब एचि. स्टार. निहरोदम
हल्दी. निहरोदम

S.A