Before the Sub Registrar Jammu North-II
Present: Pawan Kotwal, KAS

Deed Type :- 18 - Conveyance/Sale deed ,Consideration Amount :- Rs.84000/-

Stamp Duty :- Rs. 5880, Registration Fee :- Rs. 1010,

Property ID	77055
Market Value	Rs.84000/-
Property Description	District :- Jammu ,Taluka :- Bhalwal , Village :- Dhar Dharochan Khewat Number - 97 Khata Number - 483 Khasra Number - 619 MIN Area Of Land :- Land Area of Constructed Property - 5.00 Marla, Type Of Land :- Non Agriculture Build And Open - Residential

This document of **18 - Conveyance/Sale deed** has been presented before me for registration by **GHULAM JEELANI SHAWL** s/o/d/o/w/o **ALI MOHAMMAD SHAWL**

Both the parties have been identified by **DALJIT KUMAR** (Identifier)

Heard the parties and the contents of the document/deed were read out and explained to the parties, who having heard, admitted the same to be correct. The vendor has admitted to have received full amount of consideration., who having heard, admitted the same to be correct. An amount of **Rs.5880/-** on account of stamp duty of **18 - Conveyance/Sale deed** has been received in front of me through **Stamp Paper- Stamp Vendor** and registration fee of **Rs.1010/-** also stands deposited through **CASH**. There is no balance of any stamp/fee. Hence, the document is admitted to registration.

Sub Registrar,
Jammu North-II
Signature of Sub Registrar

Date:- 26-Jul-2021

Sr.NO	Party Name and Address	Party Type	Party Photo	Finger Print	Signature
1	RAKESH KUMAR S/o,D/o,W/o - SHIV RAM .. , NEW PLOT REHARI MOHALLA JAMMU Jammu and Kashmir PAN No.:	Vendee Age:49			
2	GHULAM JEELANI SHAWL S/o,D/o,W/o - ALI MOHAMMAD SHAWL .. NAWAB BAZAR SRINAGAR Jammu and Kashmir PAN No.:	Vendor Age:36			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DALJIT KUMAR BARAN BHALWAL JAMMU Jammu and Kashmir PAN No.:			

Above signature & thumb impression are affixed in my presence.

Document No :- 2021/82/1/1177 Book No :- 1

Volume No :- Page No :-

Receipt No. :- 2021/82/1357

The Registered document has been pasted in the concerned Register.

Sub Registrar,
Jammu North - II

INDIA NON JUDICIAL

Government of Jammu and Kashmir

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-JK14966804574557T
Certificate Issued Date	:	26-Jul-2021 11:26 AM
Account Reference	:	NEWIMPACC (SV)/ jk12573504/ TEHSIL NORTH/ JK-JM
Unique Doc. Reference	:	SUBIN-JKJK12573504287101044667307
Purchased by	:	RAKESH KUMAR
Description of Document	:	Article 18 Conveyance
Property Description	:	05 MARLAS UNDER KHASRA NUMBER 619 MIN KHATA NUMBER 483 KHEWAT NUMBER 97
Consideration Price (Rs.)	:	84,000 (Eighty Four Thousand only)
First Party	:	GHULAM JEELANI SHAWL SO ALI MOHAMMAD SHAWL
Second Party	:	RAKESH KUMAR SO SHIV RAM
Stamp Duty Paid By	:	RAKESH KUMAR SO SHIV RAM
Stamp Duty Amount(Rs.)	:	5,880 (Five Thousand Eight Hundred And Eighty only)

VINOD KUMAR SHARMA
STAMP VENDOR
Licence No.:- 420

Please write or type below this line

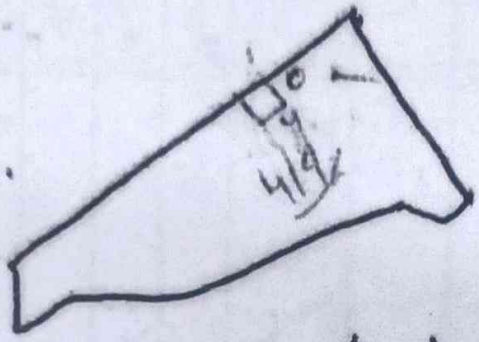
RAKESH

KC 0011172328

تعلق وسہ انکی مٹی مدیلہ 419 حولہ حضہ مصاحر وی خیل

نگاہ نبتایہ لرم کی

نمال



شرق

غرب

$10 \left(\frac{5+2}{2}\right) = 35$ مربع شعب

Attested
Naib Tehsildar
Khaliwal, Jamm
6/6/22

Ayaz

فرد انتخاب جمعبندی خریف ۱۹۶۸ء ربیع ۱۹۶۹ء باموضع [illegible] تحصیل [illegible] ضلع [illegible]

۱	۲	۳	۴	۵	۶	۷	۸	۹	۱۰	۱۱
نمبر کھیوٹ	نمبر کھتونی	نام مالک معہ احوال	نام کاشتکار معہ احوال	[illegible]	رقبہ و قسم زمین	[illegible]	[illegible]	[illegible]	حوالہ انتقال	کیفیت
۹۷	[illegible]	[illegible]	[illegible]	۶۱۹	۵ مرلہ [illegible]					

[illegible]

Naib Tehsildar

[illegible]

1331/4

[illegible]





Rakesh

SALE DEED

This Sale Deed is made and executed on this the 26th Day of July 2021 at Jammu by and between:-

Ghulam Jeelani Shawl S/o Ali Mohammad Shawl r/o Nawab Bazar Srinagar, Aadhar No.4087—7199—2961, age 38 years (hereinafter called the party of the 1ST part) the **vendor.**

AND

Rakesh Kumar S/o Sh. Shiv Ram R/o H.No.158, Gali No.6, New Plot, Rehari Mohalla Jammu, aadhar No.7357—3528—9171, age 49 years (hereinafter called the party of the second part) the **vendee,** which expression shall mean, include, bind, the legal heirs, executors, administrators, assignees, etc. of both the parties.

WHEREAS, the **vendor** is absolute owner in possession of land measuring **05-marlas comprising Khewat No.97, Khata No.483 and Khasra No. 619 min situated at Village Dhar Darochan** Tehsil Bhalwal District Jammu, **outside** the limits of Municipal Corporation Jammu which is free from all encumbrances, charges, burdens, disputes, and no loan liability stands on it. And also not attracted by any provisions of Agrarian Reforms Act 1976, Land Alienation Act and the scale of sale of land is less than 4-Kanals etc. (for more details copies of fard intkhab and Aks tatima shajra duly prepared by the patwari and attested by concerned authority are enclosed herewith).

AND WHEREAS the **vendor** is in possession of the above mentioned land and to meet his personal necessities has sold the

aforesaid land to the **Vendee** for a total sale consideration of **Rs.84,000/-** which has been paid by the **vendee** to the **vendor** in cash as full and final payment and nothing remains outstanding against the **vendee**.

WHEREAS as per Govt. Notification the value of the said land is **Rs.3.36** lacs per kanal and stamp duty in the shape of e-stamping of **Rs.5,880/-** @ 7% is attached herewith.

NOW THIS SALE DEED WITNESSES AS UNDER:-

1- That **vendor** has sold and delivered the physical vacant peaceful possession of the aforesaid land to the **vendee** with all rights, titles etc.

2- That the **vendor** has received the full and final payment from the **vendee** and there is nothing remains outstanding against the **vendee**.

3- That all the rights vested in **vendor** over the said land now stands transferred to the **vendee** along-with all easementary rights, light, air, passage etc. with immediate effect after the registration of this sale deed. This being so **vendee** is at liberty to sell, mortgage, gift, lease out, rent out, to raise any sort of construction over the said land and can use the same in any manner vendee **likes**.

4- That if for any reason whatsoever, the **vendee** is deprived of the whole land or any part thereof or any dispute arises over it with any other party due to any defect in right, title or interest of the **vendor** over the same (both legal or factual) in that

eventuality **vendor** will be liable to repay the double of the then market value of said land to the **vendee** along with all usual expenses so incurred by the **vendee** at that point of time.

5- That the **vendee** has been put into possession of the said sold land on spot.

6- That the **vendee** is a permanent resident of the J&K state, photocopy of state subject certificate is enclosed herewith.

IN WITNESSES whereof the parties to this sale deed have put their respective signatures in token of their acceptance in presence of the marginal witnesses on the date and place above written at Jammu.

Executants

VENDOR

VENDEE

Witnesses:

1- Mohammad Maqbool
S/o Abdul Hamid
R/o HNO 17 chinore Jammu

2- Daljit Kumar
S/o Sh. Chaman Lal.
R/o Baln near
Grid station Baln.
Tehsil-Bhalwal Distt Jammu.

Drawn and drafted by me under the instructions of the parties.

(Daljit Kumar)
Advocate

نقل خسرہ گرداوری باموضع ـــــــــ تحصیل ـــــــــ ضلع ـــــــــ

نمبر خسرہ	نام مالک معہ احوال	نام کاشتکار معہ احوال	تعداد رقبہ کنال	مرلہ	قسم زمین	طرف جنوب			
						جنس	انتقالات حقیت کاشت دگان	جنس	انتقالات حقیت کاشت دگان
۶۱۹			۸	۶					

نوٹ: نقل مطابق اصل ہے۔

نقل مدکرنگ ہوا برساتی گاؤں

23/03/2022

Chanderjeet Thakur
P.H. Seri Panditan