

74/2
SALE DEED

Consideration..... 20,000/-

Market value on which stamp duty Paid..... 30,000/-

No. of stamp sheets..... 38

Stamp duty..... 4350/- including Ad Valorem duty..... Total Stamp Paid..... 4350/-

Where as I/We..... Sri Narendra Singh Chauhan

S/O Sri Asa Ram

R/O V & P.O. Gang Dhari Distt Muzafarnagar(U.P)

am/are the sole/ joint proprietors of the property detailed in the end and also in the possession of the same, do hereby sell to.....

Sri Vijinder Singh Tyagi

S/O Ch. Laxmi Narain R/O 7 Kampty Road, Mussoorie

for consideration of Rs..... 20000/-

received as follows.....

already received

Photo attested by

Sri A.H. Nakvi, Advocate, Dehradun

The Property is free from all encumbrances

Details of the Property situated.....

In Mussoorie as per detail given at the end of this deed.

N. S. Rawlan

2847

₹. 3000Rs.



This Sale Deed is made this the 26th day of July 1988 By Shri Narendra Singh Chauhan S/O

Shri Asa Ram resident of Village & P.O. Gang Dhari

Distt Muzaffarnagar (U.P) hereinafter called the

Seller of the One Part in favour of Shri Vijinder Singh

Tyagi S/O Ch. Lakshmi Narain R/O 7 Kampti Road, Mussoorie

Distt Dehradun (hereinafter called the Purchaser) of the

other Part.

Contd

N. S. Chauhan



-3-

Whereas the Seller above named is the sole and exclusive owner of the property mentioned in the Schedule below and he has every right to sell the same.

N. S. Rao Contd



---4---

And Whereas the Seller above named agreed to sell the property mentioned in the Schedule below for a sum of Rs.20000/- and the Purchaser agreed to purchase the same for the said price.

Contd

N. S. Rawlans



5 10Rs.

--5--

Now this Sale deed witnesseth as under:-

That in pursuance of the said Agreement and
in consideration of the sum of Rs.20000/- already
received by the Seller from the Purchaser, the
receipt whereof the Seller hereby acknowledges,

N.S. Chauhan

Contd

6 10Rs.



-6-

the Seller above named does hereby sell, convey, assign and transfer unto the Purchaser all that Property mentioned in the Schedule below with all the right, title and interest including easement rights held or to be held with the same and appurtenant thereto To Have and To Hold by the Purchaser absolutely and for every the possession of which has been delivered to the Purchaser on the spot today and he has come in possession of the same as full owner thereof.

Cont d

N-S Paulous



--7--

The Seller hereby covenants with the Purchaser
as under: -

Cont d

N.S. Dandekar



--8--

That the right hereby sold subsists and the Seller has every right to sell the same.

N. S. Daulat

Contd



and hence

2. That the property hereby sold is free from all

(Signature) Date: / /



10.

encumbrances, lien, charges, court attachment etc

N. S. Rawlens

Contd

11 10Rs.



- 11 -

3. That the self has paid all the taxes upto date

NS Daulan

Contd

12 10RS.



-12-

if found unpaid he will pay the same.

N.S. Daulas

Contd



10

That the Seller has not done anything by which

10/5/2020 Date

N 10RS.



-14-

his right to sell becomes defective

Nshaulan Cont'd



- 15 -

That the Seller will execute any other document

NS Rawkins

Contd

16 10RS.



-16-

for better assuring the rights of the Purchaser

NS Paulson

Cont d



-17-

but at the cost of the Purchaser.

Contd

N. S. Paulans

18 10Rs.



-18-

That the Purchaserr will enjoy the property as full

NS Deukans

Cont d

19 10Rs.



-19-

owner thereof in any manner he may like without

NS Rawlens

Contd

24

10 Rs



-20-

any interference, interruption, obstruction and hinderance

NS Rawdon

Contd

10Rs.



-2L

from the Seller or any person claiming under

Cont d

NSDairans



22

10RS.

-2-

through or in trust from/or under him

Contd

NS Aarons

25

10RS.



-22-

If the Purchaser is dispossessed from the property

NSBachan

Contd

24

10RS.



24.

or part thereof on account of defective title of

NSharday

Gontā



-25-

Seller or for any other reason, the Seller

Nishu

Contd



-26-

will indemnify and compensate the Purchaser in all

NShawles Contd



res.

the improvements made if any

Nishalans

Contd

२५
10Rs.



-28-

The property is situated in Mussoorie

NS Bawlas

Contd



29

therefore Ceiling Act is not applicable on it.

NS Chauhan



-30

Sale consideration is Rs.20000/-

NSDawles Contd

10RS.



-31-

but stamp duty has been paid on Rs.30000/-

N. S. Paulay

Contd



-32-

according to Circle Rate.

NS Kaulas
Contd

10RS.



-33-

Stamp of Rs. 4250/- has been paid @ 145/- per

N. Stanley

Contd

10RS.



-31-

thousand as per rules.

NS Paulus
contd



-35-

Schedule of the property hereby sold

NS Chauhan

Contd



-36--

All that Plot of land measuring 0.98 Acre situated

N.S. Pandey

Contd

37

10RS.



-37

in Mussoorie Chakrata Motor Road, Mussoorie bounded

Nshaulou

Contd

38. 10RS.



-38-

and luttet as under:-

East. Land of Mr. Mirocha.

West. Nala and land of Mr. Virmani

North. Mussoorie Chakrata Road.

South. Mussoorie Chakrata Road.

Delineated in red in the Plan attached hereto and marked ABCD therein.

Contd *NS Paulson*

31 10RS.



-39-

In witness whereof the Seller above named has set his hand on this Sale deed on the day, month and year first above written.

NS Paulas

Seller

Witnesses:

1 *Jotinder Singh*
1-Kempy Road
MUSCOLE

2 *M. S. S. S.*
(Mehd. Umar)
511 Mohd. Ali Saraj
1-Kempy Road, Mussole.

Drafted by *A. H. Narvi*
(A.H. NARVI)
Advocate

Typed by *B. N. Kapur*
B. N. Kapur Deed Writer DDUN

2397/35
28 JUN 1988

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Arin

काका कुमार
1214-02
कपड़ों, देहली

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[Handwritten signature]

