

3377

SALE DEED

CONSIDERATION : *Rs. 4,50,000/-*

MARKET VALUE : *Rs. 4,50,000/-*

STAMP DUTY : *Rs. 45,000/-*

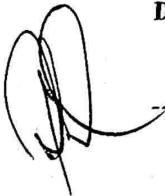
WHEREAS Shri Col. Dharmendra Singh S/o Shri Jai Singh resident of Village & Post Majra, at present R/o House No.554, Sector 29, Noida (U.P), IS THE PROPRIETOR OF THE PROPERTY DETAILED AT THE END AND ALSO IN THE POSSESSION OF THE SAME, DO HEREBY SELL TO Shri R.P. Bahuguna S/o Dr. B.D. Bahuguna R/o Village & Post Majra, Dehradun.

FOR CONSIDERATION OF : *Rs. 4,50,000/-*

RECIEVED AS FOLLOWS : *As mentioned in the deed.*

THE PROPERTY/LAND IS FREE FROM ALL ENCUMBRANCES.

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



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2/3/18

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देहरादून
20 JUN 2001

01BB 192327

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SALE DEED



THIS SALE DEED is made on this the 21st day of June, 2001 by Shri Col. Dharmendra Singh S/o Shri Jai Singh resident of Village & Post Majra, at present R/o House No.554, Sector 29, Noida (U.P), (hereinafter called the "Seller") of the one part;

IN FAVOUR OF :-

Shri R.P. Bahuguna S/o Dr. B.D. Bahuguna R/o Village & Post Majra, Dehradun, (hereinafter called the "Purchaser") of the other part.



The terms, Seller and the purchaser shall mean and include their respective heirs, successors and assigns etc. unless repugnant to the context.

Whereas, Shri Jai Singh S/o Shri Ram Prasad R/o 31 Ambar Talab, Roorkee, was the absolute owner in possession of all that plot of land morefully described in the schedule hereunder, and after death of Shri Jai Singh (father of the Seller) the seller being the son and legal representative of Late Shri Jai Singh became the absolute owner in possession of all that land morefully detailed and described in the foot of this deed and the name of the Seller has also been recorded as owner, bhumidhar in possession of the schedule land, in revenue records of Tehsil Dehrdun in Khata Khatoni no. 172 Mauza in Village Majra Pargana Central Doon Distt. Dehradun of 1393 to 1398 Fasli year.

AND WHEREAS the Seller having unrestricted and transferable rights therein and whereas the seller has agreed to sell the said land for the price of

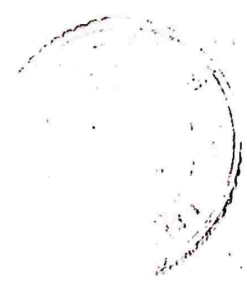
(कोलागार - देहरादून) 5000
 इस फार्म नं.
 का नाम
 की तिथि
 दिनांक

17/3/01 5157 की 51 की 17/3/01 नाल
 20/01

रु. 450,000/-
 शुल्क राशि 5000 रु.
 शुल्क प्रति 1000 रु.
 शिल्लका योग 1000 रु.
 5010 रु.

श्री
 पुत्री श्री
 निवासी
 नैशापन बिलांक
 समय मध्य
 कार्यालय
 देहरादून में प्रस्तुत की।

उप निषपन
 21/06/2001
 [Signature]



इस लेखपन का निषपदन उक्त श्री
 ने स्वीकार किया तथा विलेख का
 निषपदन तथा उसमें
 मं. 45,00,00/-
 कर श्री
 नें स्वीकार किया। H.N.V 554
 (उप) (पत्रिका)



01BB 192326

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Rs.4,50,000/- (Rupees Four Lacs Fifty Thousand only) free from all encumbrances, charges, liens, attachments, disputes etc., and the Purchaser has also agreed to buy the same for the said price.

NOW, THIS DEED WITNESSETH :-

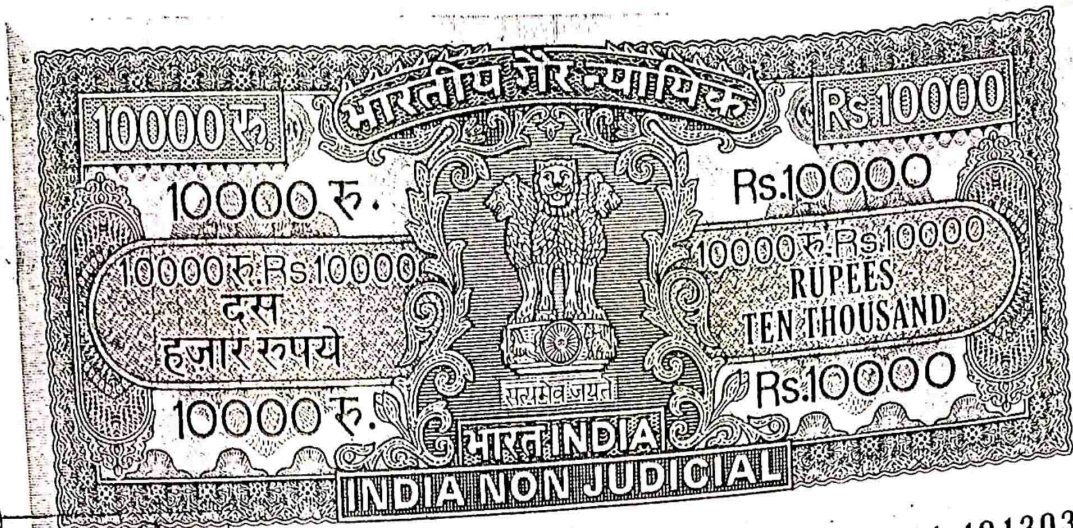
That in pursuance of the said agreement and in consideration of the sum of Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand only) already paid by the purchaser to the Seller as under:-

DD. No.363418-27 Rs.45,000/- each (Rs.4,50,000/-) dated 20-06-2001 drawn on Bank of Baroda, New Delhi,

the receipt of which is hereby acknowledged by the Seller, and the Seller doth hereby convey, transfer and assign all that plot of land, morefully described in the schedule hereunder, unto and to the use of the said purchaser with all rights, title, interests, easements, appurtenances etc. of the Seller into and upon the said land, to have and to hold the same absolutely and forever.

That the land hereby sold is free from all encumbrances, charges, liens, demands, mortgages, court or other attachments etc., the possession whereof has been given to the Purchaser on the spot this day.

That the Purchaser shall hereafter be fully entitled to use, hold and enjoy the said land in any manner he may like, without any let or hindrance from the seller or any one else whomsoever, and/or make or raise constructions etc. therein, and/or make sale or transfer it in any manner, and get the same mutated in his name in the relevant revenue and other Govt. records at his expenses.



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देहरादून
20 JUN 2001

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That all the taxes, cesses, land revenues etc. due and payable upto the date of this deed, in respect of the said land hereby sold, shall be paid by the Seller and thereafter the same shall be paid by the Purchaser.

That the seller shall hereafter at the cost and upon request of the purchaser, do and execute all such lawful acts, deeds and things as may be required for completing and more perfectly assuring the title of the said land, and keeping the purchaser in possession and ownership thereof according to the true intent and meaning of these presents as shall or may reasonably be required.

That the Seller does not belong to any scheduled caste and tribe. There is no structures etc. over the said land which may affect its value.

The Sold Land is situated more than 400 Meters away from the Haridwar Bypass Road and is situated in Village Majra. The circle rate is Rs. 450/- per sq.mts. of the said sold land. There is no existing sale agreement between the parties. It is not hit by the provisions of Urban Land (Ceiling and Regulations) Act. 1976 and no Case under Sec. 10(1) or 20(1) is pending in any court of Law.

There is more than 25 years old construction (residential) in the area of 900 sq.ft. or 83.64 sq.mtrs. After deduction of the depreciation as per prescribed circle rate the construction cost comes to Rs.2,34,000/-.

The sale is made at fair market value of Rs. 4,50,000/- (Rupees Four Lac Fifty Thousand only), the stamp duty of Rs.45,000/- is paid on valuation of Rs. 4,50,000/- as per the prescribed land circle rate and fair market value in the said area according to law.

5000Rs.



20 JUN 2001

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SCHEDULE OF THE LAND HEREBY SOLD

All that land bearing Khasra No. 126 M. measuring 479 sq.mts. approx. (out of which constructed residential area is 900 sq.ft. or 83.64 sq.mtrs. and remaining area 395.36 sq.mtrs. is open area), situated in Village Majra, Pargana Central Doon, Tehsil & Distt. Dehradun, Uttarnchal, bounded and butted as under :-

North- Land of Shri Annant Ram, side measuring 50 ft.
 South- Road, side measuring 50 ft.
 East- Land of Seller, side measuring 103 ft.
 West- Land of Shri Semwal, side measuring 103 ft.

In Witness whereof the Seller and the Purchaser have signed on this deed on the day, month and the year first above written.

PURCHASER :-

SELLER :-

WITNESSES :-

1-
 (Shri S.K. GARG)
 S/o Shri B.R. Garg
 18, Park Road, Dehradun

2-
 (Shri S.K. MITTAL)
 Advocate
 Dehradun

Drafted and photo attested by : Shri S.K. MITTAL, Advocate, Dehradun.
 Computer typing: GANGA SERVICES, 12-B, Court Road, Dehradun.

(कोषागार - देहरादून)
इस फर्द का मूल
को दिया।
दिनांक

5000
Amul Raw s/o
20/6/2001

R.P. Bahuguna s/o B.D. Bahuguna
Majra 10.4
Sh. Shiv Rao
Majra 10.4

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कॉन्ट्रैक्ट नं. 963 के पृष्ठ 90
ए.डी.फा.नं. 508 के पृष्ठ 500/534
में न. 33 पर आज दिनांक 21/6/2001
को रजिस्ट्री की गई।

JK



मि.नं. 1770 N.T

20-7-04

रजिस्ट्रार

र.नं. 2-40