SALE DEED

640

Consideration 2,00,0	000/-		
Market value on which stam	p duty paid2.	00.000/-	(Sal)
No of stam sheets29			heets.
Stam duty29,000/- Avas V	inclusive ikas duty	vikas duty. Total Stamp pa	id29,000/-
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R∕ O Vi	ll; Jabera Teh	il Shikohabad	Distt.mainpuri
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am/are the sole/joint propri	etors of the prope	rty detailed in	tne end and
also in the possession of the	same, do her by	sell toshris	Ka Agrwal S/O
	Late Dr. R	D Agrwal R/S	Vill: Kanwali
	Distt. Deh	radun•	
			
And the second s			
for consideration of Rs	2,00,000/-		
re			
(a)Rs	,85,000/-) Mor	lained in the	suuexeq
(b) Rs.	1,85,000/-) mor 15,000/-) exp exp	e Deed, which	is self-
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The Property is free from all emcumbrances.

Detailes of Property situated ...

All that property comprised of a building including fixtures in the rooms and appurtenant land thereto, situated at Khasra No. 688, measuring 376.62 s.mtrs situated at Vill; Kanwali, Dehradun.

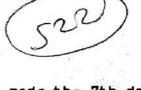
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DEED OF SALE



THIS DEED OF SALE is made the 7th day of December, 1988 By Shri Virendra pati Yadav S/O Shri Cheta Lal Yadav R/O Village Jabera Tehsil Shikohabad District Mainpuri, (hereinafter called * the Seller*) of the one part;

And

Shri S.K. Agrawal 5/0 Late Dr. R.D. Agrawal R/O Village Kanwali District Dehra Dun, (hereinafter called * the purchaser*) of the second part.

goth the terms ' the Seller' and ' purchaser'
unless repugnant to the context shall include
their respective heirs, legal representatives,
assigns and successors etc.

630



: 2 :



WHEREAS by mutual agreement the Seller has agreed to sell and the purchaser has agreed to purchase the property (building), situated at Village Kanwali, Distt. Dehra Dum, which is morefully described at the foot of this Sale Deed and hereinafter called the property for a sum of Rupees 2,00,000.00 (Rupees two lakks) only.

NOW THIS DEED WITNESSES AS UNDER :-

- 1. That in pursuance of the said agreement and in consideration of the sum of Rs. 2,00,000/- (Rupees two lakes) received by the Saller from the purchaser before the Sub-Registrar, Dehra Dun at the time of registration / execution of the Sale Deed in the following manners:-
 - (I) Rs. 1,85,000/- (Rupees one lakh eightyfive thousand) by pay Order No. C BJ 560789
 100
 dated 7-12-88 issued by State Cank of India,
 Tel Bhauan Branch Dehra Dum.





Rs. 15,000/- (Rupess fifteen thousand) in cash.

Total Rs. 2,00,000.00 (Rupees two lakhs only). The receipt of the above sale consideration of Rupees two lakhs is hereby acknowledged by the Seller. The Seller do hereby convey, assign and transfer by way of gale the property, morefully described at the foot of the Sale Deed UNTO the purchaser TO HAVE and TO HOLD the same as absolute owner thereof for ever,

- The Seller do hereby covenant with the purchaser 2. as under:-
 - (a) That the Seller has a marketable title to the property hereby conveyed.
 - That the property has been transferred free (b) of all sorts of enumbrances, charges, attachment mortgage and liens etc.



: 4 :

- (c) That the right, title and easements, appurtenant and electrical fittings fixed in the aforesaid property and other accessories/appliances affixed in the property under demised as have been enjoyed with the said property have been transferred to the purchaser.
- (d) That the property is free-hold.
- (a) That the property shall be quietly entered into and upon and shall be held and enjoyed and profits received therefrom by the purchaser without any interruption or disturbance by the Seller and without any interruption or disturbance of any other person whomseever.

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- That the limbility for the payment of any (P) dues that may be due for the period upte this day shall be the responsibility of the Seller, if the purchaser is made to pay, the Seller shall be bound to indemnify the purchaser and dues falling due hereafter shall be payable by the purchaser.
- That the Seller will at the cost of the purchaser execute all the documents and do every such assurance or thing necessary for further more perfectly assuring the property to the purchaser, his heirs or assigned as may be required. The Seller will do the needful in getting the mutation in the name of purchaser.



6 :

h) That if for any defect in the title or right of the Seller regarding the Sale in the property, the purchaser is deprived of the whole or any part of the property or the purchaser is deprived from the right to enjoy the property, the purchaser shall be entitled to recover the loss and demages which might accrue to the purchaser from the Seller. The Seller is responsible to compensate the purchaser in this regard. The purchaser will be within his right to lay — water pipe line, gas pipe line, sewage line, electricity line or any other amenities under / over / above grounds of the entire 12 ft wide passage going to the properys

(i) That the permission No. 1180/525/27-88 dated 26-8-88 as required U/Sec 27 of Urban Land Ceiling Act 1976 has been obtained and I.T.C obtained Dt. 12-9-88 / 17-10-88 I.T.O. CHQ Ward 4 (2) pine.

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SCHEDULE OF THE PROPERTY HEREBY SOLD.

fixtures in the rooms and appurtenant land thereto, situated at Khasra No. 688 measuring 376.62 s.mtrs, situated at Village Kanwali, which is morefully described in the plan attached herewith and is bounded and butted as under;-

North - property of Shri Vijay Ram Sharma.

South - Land of Smt Santosh Bhatnagar.

East - 12 ft wide way and Gool.

West - Land of smt santosh Bhatnagar.

Togetherwith all rights and easements appurtenant thereto or reputed to be appurtenant thereto.

The Stamps are being paid on preper consideration amount of Rs. two lakes, which is the consideration amount of the property under demise.

12 - way : 8:



: 8

The photograph of the Sallar has been attested by Shri S.K. Geel, Advocate.

IN WITNESS WHEREOF the Seller has put down his signature hereunder on the day, month and year written above in the presence of the witnesses.

S = 1 1 - -

WITNESSES.

1. A.K. Schgal Stosn M.L. Schgal Mo2/114 Premnager D. Duy SAID

2. Rabesh Mohan Jupto)
Sto. Lot sv R. D. Gupto
37. Mand Churk

Drafted by :- S.K. Goel, Advecate.

Typed by :- G.D. Minocha, Steno- Typist and Deed Writer

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