

11/0/13 64 (A)

SALE DEED

Consideration 2,00,000/-

Market value on which stamp duty paid... 2,00,000/-

No of stam sheets..... ~~22~~ Eight sheets - total nine sheets.

Stam duty 29,000/- inclusive vikas duty. Total Stamp paid..... 29,000/-

Where as I-We Shri. Virendra. Pati. Yadav. S/O Shri. Chota. Lal. Yadav
R/O Vill; Jabera Tehsil shikohabad Distt. Mainpuri

am/are the sole/joint proprietors of the property detailed in the end and

also in the possession of the same, do her by sell to .. Shri. S.K. Agrwal S/O
Late Dr. R.D Agrwal R/O Vill; Kanwali
Distt. Dehradun.

for consideration of Rs..... 2,00,000/-

received as follows

- (a) Rs. 1,85,000/- } morefully described and explained in the annexed
- (b) Rs. 15,000/- } Sale Deed, which is self-explanatory.

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.



DEED OF SALE

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THIS DEED OF SALE is made the 7th day of December, 1988 by Shri Virendra pati yadav s/o Shri Chota Lal yadav R/O Village Jabera Tehsil Shikohabad District mainpuri, (hereinafter called * the seller*) of the one part;

A n d

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

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

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5000Rs.



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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 Dun, 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 lakhs) 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 lakhs) received by the seller 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 Bank of India,
Tel ghawan Branch Dehra Dun.

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(II) Rs. 15,000/- (Rupees 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 sale 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.

2. The seller do hereby covenant with the purchaser as under:-

- (a) That the seller has a marketable title to the property hereby conveyed.
- (b) That the property has been transferred free of all sorts of enumbrances, charges, attachment mortgage and liens etc.

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[Handwritten signature]



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- (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-held.
- (e) 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 whomsoever.

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- (f) That the liability for the payment of any dues that may be due for the period upto 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.
- (g) 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.

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(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 damages 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 property.

(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. GHQ Ward 4 (2) pine.

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SCHEDULE OF THE PROPERTY HEREBY SOLD.

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 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 Ghatnagar.
 East - 12 ft wide way and Gool.
 West - Land of Smt Santosh Ghatnagar.

Togetherwith all rights and easements appurtenant thereto or reputed to be appurtenant thereto. The stamps are being paid on proper consideration amount of Rs. two lakhs, which is the consideration amount of the property under demise.

42 way : 8 :

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The photograph of the seller has been attested by Shri S.K. Goel, 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.





Seller

WITNESSES.

1. A.K. Sehgal
S/o Shri M.L. Sehgal
402/114 Premnagar
D. Dun



2. 
(Rakesh Mohan Gupta)
S/o. Late Sri R. D. Gupta
37, Mand Chowk
D. Dun

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

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



