

1000Rs.



62215

SALE DEED

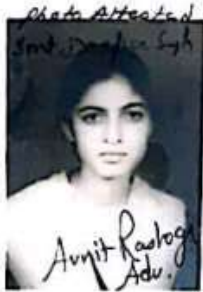
THIS DEED OF SALE is made this the 23rd. day
of December, 1999 BY :-

SMT. DEEPA SINGH, W/O. Shri Lokender Singh,
R/O. 54- Doon Vihar, Dehradun (hereinafter
referred to as the 'SELLER' of the one part)

IN FAVOUR OF

SMT. RENU PURI, W/O. Shri Satinder Puri,
R/O. 60-B, Friends Colony, East, New Delhi-
110 065 (hereinafter referred to as the
'PURCHASER' of the other part).

PROVIDED ALWAYS and it is hereby mutually



Deepa Singh



1402/1
23/11/1999

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= 5 200/1

राजेश्वर लाल गुप्ता कुमा
सहायक निदेशक

किराने कारीगरी तावत सोकरा लाल

से 00-5419/99 के साथ प्रस्ताव को,

बैंड 1.75.000=00 3500 - 10 - 3570 - 100

की 1.75.000

श्री देवी दीपा सिंह

पति श्री लीला देवी सिंह

निवासी 5 पट्टे के निवासी

ने बाबू सिंह 23/12/99

सदस्य नाम 1/2

कार्यक्रम एक-1

परापूर्व में कृत को।

उप निदेशक

राजेश्वर 23/12/99

Deepa Singh

इस लेख में कस निदेशक के

निकाल में 1.75.000 प्रक

में लीला देवी सिंह

प्रस्ताव को लीला देवी सिंह

स्वीकार किया।



1000Rs.



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-2-

agreed that the expressions Seller and the Purchaser unless repugnant to the context, shall be deemed to have included their respective heirs legal representatives, assigns, executors and administrators.

AND WHEREAS , the Seller was the lawful owner of all that land bearing Khasra No. 3 M, area 0.180 hect. and Khasra No. 4 (D) (5) area measuring 0.075 hect. situated at Mauza Kairwan Karanpur, Central Doon,

Deebu Singh



1000Rs.



-3-

Distt. Dehradun.

AND WHEREAS Shri Bhanu son of Shri Phattu, R/O. Village - Johri, Dehradun, was the owner of all that land bearing Khasma No. 390, area 0.214 Hect. situated at Mauza- Sinola, Dehradun having transferrable rights therein.

AND WHEREAS as per the provisions of Section- 161 of Z.A Act, the seller got his above mentioned land exchanged with the land of the said Shri Bhanu vide order dated 14.6.1999 passed by the SDM, Dehradun and the Seller thus became the absolute owner in possession of all that land

Shri Bhanu Singh

1000Rs.



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-4-

bearing Khasra No. 390 area 0.214 hect. situated at Mauza- Sinola, Dehradun.

AND WHEREAS the aforesaid land has also been duly mutated in the name of the Seller in the Revenue Records of Mauza -Sinola, Dehradun at Khata Khatoni - 200 (Zooj).

AND WHEREAS the Seller has clear and good marketable title over the aforesaid land with transferrable rights and her power to transfer the same land subsists.

Deeba Singh



1000Rs.



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-5-

AND WHEREAS the Seller has agreed to sell and the purchaser has agreed to purchase all that land admeasuring 0.322 acres or 1304.00 SQ Mtrs or 1560 Sq Yards, forming part of Khasrs No. 390 situated in Mauza- Sinola, Central Doon, Dehradun which is morefully detailed and described in the schedule at the foot of this Deed and also delineated in RED in the plan attached with this Deed and marked by letters ABCD for a total sale consideration of Rs. 1,75,000/- (Rupees one lac seventy five thousand only)

Deeba Singh



1000Rs.



विक्रय कोषाधिकार
देहरादून
15 DEC 1999

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-6-

NOW THIS DEED OF SALE WITNESSETH AS UNDER

THAT in pursuance of the aforesaid Agreement and in consideration of Rs. 1,75,000/- (Rs. one lac seventy five thousand only) paid by the purchaser to the seller in the following manner :-

- Rs. 5,000.00 vide cheque No. 367406 dt. 25.11.99
in favour of the seller drawn on
SBI, Jakhn, Dehradun
- Rs. 10,000.00 Vide cheque No. 367408 dt. 6.12.1999
in favour of the seller drawn on
SBI, Jakhn, Dehradun.
- Rs. 1,60,000.00 vide cheque No. 367414 dt. 23.12.1999
in favour of the Seller drawn on
SBI, Jakhn, Dehradun

Rs. 1,75,000.00

Deeba Singh

1000Rs.



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-7-

receipt of which is hereby acknowledged by the seller towards full and final payment of the entire sale consideration. The seller doth hereby conveys sells, assigns, grants, alienates and transfers all that land morefully detailed and described in the schedule at the foot of this Deed and every part thereof to the use of purchaser absolutely and for ever alongwith all rights, titles, claims, easements, apperutenants , rights of paths and passages and to have and hold the said land without any let or hinderance from the seller or any other person(s) claiming or under her in any manner of whatsoever.

Deebu Singh

1000Rs.



16 DEC 2021

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-8-

The seller further covenants with the purchaser as under :-

1. That the seller has withdrawn her possession from the land detailed in the Schedule and has delivered actual vacant physical possession of the same to the purchaser this day. The purchaser has thus come in possession of the land detailed in the schedule.

2. That the said land is free from all encumbrances, charges, liens, demands, acquisition

Deebu Singh

1000Rs.



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13 DEC 1957

-3-

proceedings, court attachments, mortgages and the seller has not done anything whatsoever whereby the said land or any part thereof may be subject to any kind of lease, encumbrances, court attachments, liens and the said land is also not subject to any kind of mortgage whether equitable or otherwise.

3. That taxes, charges and revenue dues, if any payable against the said land, shall be paid by the seller upto date of sale

Deeba Singh

1000Rs.



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-10-

and thereafter the same shall be the liability and responsibility of the purchaser.

4. That if on account of any defect in the title of the seller over the said land or on account of any other undisclosed facts, the said land or any part thereof goes out of the hands of the purchaser or the purchaser suffers any loss on this account, the seller shall fully compensate

Jacob Singh

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A
DEC 1965

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-11-

the purchaser upto the extent of the loss thus suffered including the cost of developments and constructions if any done by the purchaser over the said land.

5. That the Seller hereafter from time to time but always at the request of the purchaser shall do and execute and cause to be

Deepa Singh

1000Rs.



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-12-

done and executed all further acts,
deeds and things which are necessary
and may lawfully be required to be
done for further more assuring the title
of the purchaser over the said land and to
keep them fully indemnified thereof.

6. That for the purpose of Stamp

Darshan Singh

1000Rs.



15/11/2015

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-13-

Duty it is hereby made clear that the said land is situated approximately 1.5 km away from the main road i.e. Mussoorie Road, and as such the Stamp Duty has been paid on the amount of total sale consideration of Rs. 1,75,000/- which is more than the prescribed circle rate of the said land.

7. That the said land is recorded as

Deedar Singh

1000Rs.



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-14-

Agricultural land, Provisions of Act
No. 33 of 1976 i.e. Urban Land Ceiling Act,
is not applicable to the land detailed in
the schedule. It is further made clear that
the provisions of Section 10. and 20 of the
Act No. 33 of 1976 are not pending nor
applicable.

6. That, there is no prior agreement

Darshan Singh

1000Rs.



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-15-

between the Seller and any third party.

9. That there are no standing trees or structures on the said land.

10. That the property being sold would be held and enjoyed by the purchaser

Darbar Singh



1000Rs.



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-16-

in any manner she so desires. The purchaser would be entitled to fully utilize the said property in any manner as absolute owner.

11. That the seller does not belong to Schedule Caste and/or schedule Tribe.

12. That the land being sold is un-irrigated.

Debra Singh



-17-

SCHEDULE OF THE PROPERTY

All that land bearing Khasra No. 390 (Old No. 196)
area measuring 0.322 acres or 1304 Sq. Mtrs or
1560 Sq. fards, situated in Mauza-Sinola,
Central Doon, Distt. Dehradun, bounded and butted
as under :-

North : Land of others

South : Common Road

East : Property of Shri Prannoy Roy

West : Land of Brig. S B Khanna

The land being sold is also being delineated
in RED in the plan attached with the sale Deed

Deaton Singh

500Rs.



-18-

which shall form part of the sale deed and is marked by letters A B C D.

IN WITNESS WHEREOF the Seller has signed this Deed of Sale this the day, month and year first above-mentioned.

Deeba Singh

SELLER

WITNESSES

1. *[Signature]*

Lotaruchi Singh s/o Sh. Ch. Singh

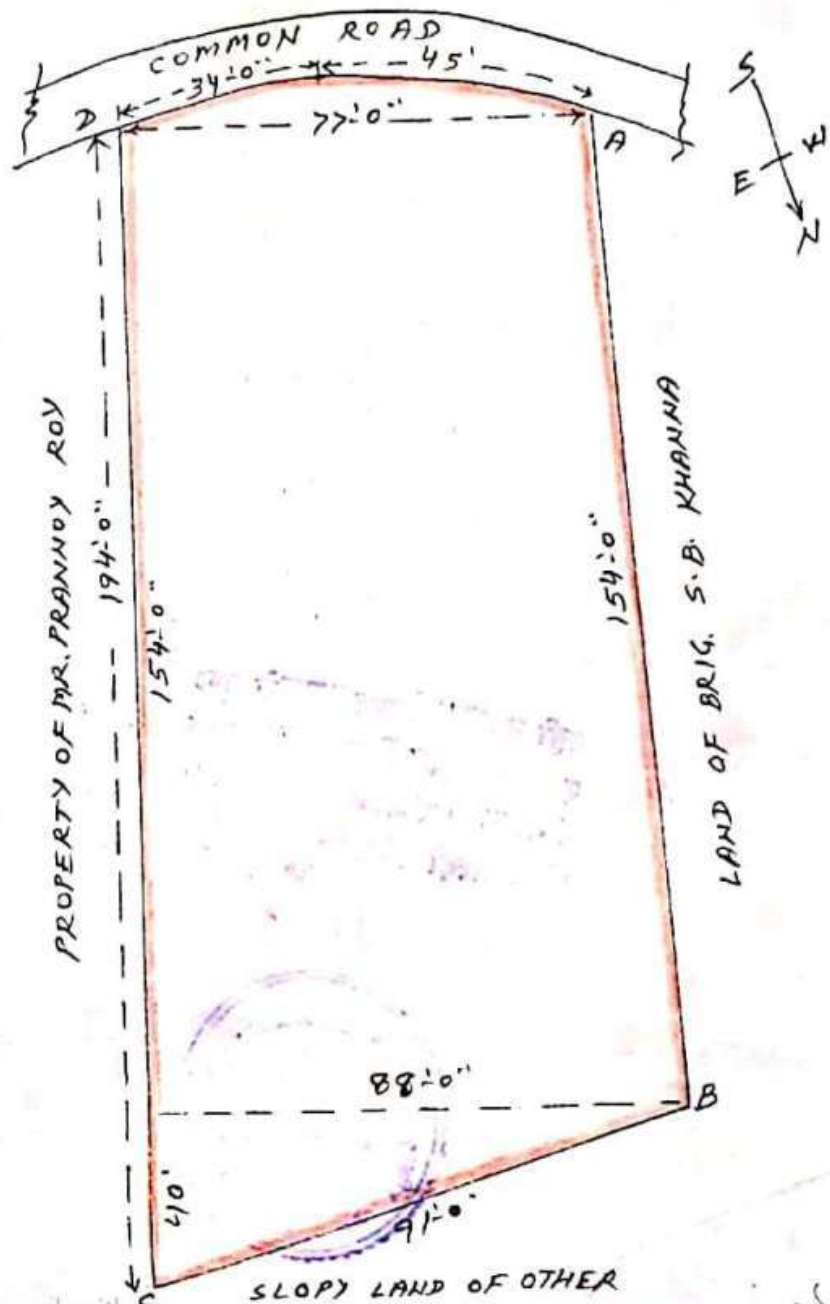
2. *[Signature]*
Adv.

P/o Sh. Moonvhu 2. De

(Drafted and typed in my chamber)

[Signature]
KANWALJIT SINGH
ADVOCATE.

SITE PLAN OF LAND BEARING KHASRA
 No: 390 SITUATED AT MOUZA SINOLA
 CENTRAL DOON, DISTT. D. DUN.
 SOLD BY: SMT. DEEPA SINGH W/O SH.
 LOKENDRA SINGH.
 SOLD TO: MRS. REHU PURI W/O
 SH. SAT INDER PURI.
 AREA SOLD: 0.322 ACRE OR 1304 SQMT.
 OR 1560 SQYDS. (AS SHOWN BY RED LINES)



Deepa Singh
 S/O OF SELLER