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Dehradun-	
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This Deed of Sale is made this 22nd day of June
1989 BETWEEN Shri Chendra Prakash Sharma, 8/0 Shri
Dharam Dutt Sharma, R/O Bhajam Garh, Muni-Ki-Reti,
District - Tehri(hereinafter called as the Seller)
of One Part A N D Shri Satish Kumar Singh, Son of
Shri Sukhbir Singh, R/O 25-Lajpat Rei Boad, Rishikesh
District-Dehradum, (hereinafter called the Purchaser)
of Second Parts

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PROVIDED ALWAYS and it is hereby agreed that the terms 'Seller' and 'Purchaser' wherever the context so requires shall include their respective beirs, legal representatives and assigns.

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1000Rs.



WHEREAS the Seller is the lessee of a Nazrul Plot of Land for purposes of house construction st tuated at Muni-ki-reti on Rishikesh Badrinath Road, Rishikesh, District Dehradum by wirthe of a permenent lease deed duly registered in the Office of Sub-Register, Behradom Tehri Garhwal in Book NO.I. Vol.1 on page 267 and duplicate Book Ne.I, Grade No. 54, on pages 345 to 350 date-d 14-8-1963 at registration No. 11

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AND WHEREAS the said property has now been given Municipal No. 250, Hardwar Road, Rishikesh, Distt. Dehradum.

AND WHEREAS the Seller is in exclusive use and beneficial engoyment of the said property bearing Municipal No. 250, Hardwar Road, Rishikesha

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AND WHEREAS the Seller had entered into an apresent to sell the said property with the Purchaser wide agreement to Sell dated 8-12-87 duly registered in the Office of Sub-Registrar, Debracken in Book No.1, Vol. 2692, on Pages 95, and in addl. field Book No.1, Vol. 2925, on pages 85/92, at al. no.11353, dated 9-12-87.

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AND WHEREAS the Seller has agreed to sell a portion of property NO. 250-Hardwar Road, Rishikesh(more fully described in the schedule given at the foot of this deed) to the Purchaser for a sum of B, 72875/- (Expess Seventy two thousand eight hundred seventy five only).

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AND WHEREAS the Purchaser has agreed to purchase the seld property at the said agreed price of h.72,875/-(Expecs Seventy two thousand signs bundred seventy five only).

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NOW THIS DEED WITNESSETH AS UNDER

That in pursuance of the said agreement and in consideration of a sum of No.72,875/-(Ripees eseventy two thousand eight hundred seventy five only) out of which a sum of No.45000/-(Forty five thousand only) was paid as earliest money at the time of the registration of the agreement to sell dated No.257 and the balsnee amount of No.27,875/-(Twenty Novem thousand eight hundred seventy five only) is being paid in cash before the Sub-Registrar, Dehradum (receipt of which sum is hereby acknowledged by the Seller).

The Seller hereby transferred, alieniate and assign ALL THAT Portion of property bearing Municipal No.250 Hardwar Road, Rishikesh, measuring 221.56 Sq.mts. (more fully described in the schedule given at the foot of this deed). To HOLD the same to the Purchaser

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alongwith all rights interests, title and easements appurtenants thereto as absolute owner forever,

The Seller further covenants as under with the Purchasery-

That the Seller has delivered vacant possession of the portion of property bearing Municipal NO. 250-Hardwar Road, Rishilesh , Dehradum, measuring 221.56 Sq.mtrs. (more fully described in the schedule given at the foot of this deed) to the Purchaser which shall hereinafter be held and enjoyed and rent and profit receive thereafter - by the Purchaser without any interruption or disturbance by the Seller or any other person

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claiming through under or under him without my interruption or disturbance by any person whomsoever

That the Seller at the cost of the person 2. requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property to the Purchaser , his hears, or assigns as may be reasonably required.

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- The property hereby sold is free from all charges, lien and encumbrances.
- 4. That the interest hereby transferred subsists and the Seller has power to sell the same.
- 5. That all taxes, land revenues, levied on the said plot of land up to the date of sale shall be paid by the Sellers.

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- 6. That the parties to this Deed do not belong to Schoule Caste or Schedule Tribe.
- That the property sold does not form part of an Industrial Estate and is situated at a distance of about 2 kms. from the Railway Station.
- That if the Purchaser is dispussessed from the said property on account of defect in the title of the Seller, the latter shall be liable to indemnify the Purchasers to the extent of the loss suffered which shall also include the cost of improvements made thereon hereinafter.

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That the Prescribed circle rate fixed by the State Government and area is &. 400/- per Sq.mt. according to which the walue of the property hereby sold comes to 8.88.624/- only which is more than the agreed sale price hence for purposes of Stamp Duty. The sale deed is valued at 8.88,624-only on which the requisite stemp duty is being peid.

It That the work of the property in less than Restore.

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SCHEULE OF THE PROPERTY

All That portion of property bearing Municipal NO. 250-Hardwar Road, Rishikesh, District Debradam, measuring 221.56 Sq. mts. bounded and butted as under :-

North : Property of Seller.

South : Property of Shri Pt. Jegdish.

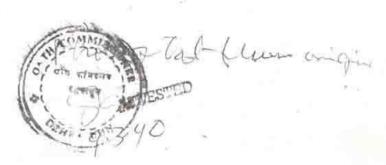
East : Nala.

West : Boad (Front to winte)

IN WITHESS WHEREOF the Seller has put his

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signatures on the day, month and year, first

abo ve written.

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witnesses:-

1. Seller-

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2 6.4. Josh

Drafted by (S.M.Joshi)
Advocate.

Typed by (P.K.Dix t)

Note :- The Photographs of the Seller are attested by S.M.Joshi, Advocate.

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