

(2070)  
P

# SALE DEED

Consideration ..... Rs. 1,50,000/-  
Market value on which stamp duty Paid.....  
No. of stamp sheets..... 34 (Thirty four) sheets  
Stamp duty..... Avas vikas duty ..... Total Stamp Paid Rs. 31,610/-

Where as I/ Wm Smt. Kamla Bhatia wife of Shri Brij Mohan Bhatia  
resident of 15-A/19, East Patel Nagar, New Delhi  
(hereinafter called the Seller ) of the one part

am/are the sole/sole proprietors/ of the Property detailed in the end  
and also in the possession of the same do hereby sell to.. Shri. Subardhan  
son of Shri Matarn Shah resident of village Panoth  
P.O. Geonwala District Uttar Kashi ( hereinafter called  
the Purchaser ) of the other part.

for consideration of Rs 1,50,000/- ~~(Rs. One Lac Fifty thousand)~~  
only ..... received as follows.....

Rs. 90,000/- (Rs. Ninety thousand) by Bank Draft No. 704827 dated  
27.10.93 of S. B. I. Rajnagar Ghaziabad drawn at New Delhi:  
Branch of S. B. I.  
Rs. 60,000/- (Rs. Sixty thousand) by Bank Draft No. 525909 dated  
28.10.93 of S. B. I. Kutchery, Dehradun, drawn at S. B. I.  
New Delhi.

the property is free from all encumbrances

Details of the property All that property/land measuring 434.63  
Square metres, comprising in Khassra No. 330  
situated in Manza Dharampur, Mahal Ranbir  
Singh, Pargana Central Doon, District Dehra  
Dun, more fully described in the Schedule at  
the foot of this Deed and for greater  
clearness shown in red and marked by letters  
ABCD in the plan attached.

Contd...





S A L E   D E E D



This Deed of Sale is made on this 28th day of  
October, 1993 BY Smt. Kamla Bhatia wife of Shri Brij  
Mohan Bhatia resident of 15-A/19, East Patel Nagar,  
New Delhi ( hereinafter called the Seller ) of the

Kamla Bhatia      Contd.... 2



- 2 -

one part IN FAVOUR OF Shri Subardhan son of  
Shri Matbaru Shah resident of village  
panoth, Post Office Geonwala, District Uttar Kashi  
( hereinafter called the Purchaser ) of the other part;

Karnla Bhatia contd... 3





- 3 -

both the terms Seller and the Purchaser used herein,  
unless repugnant to the context hereunder, shall always  
include and mean their respective heirs, legal  
representatives, successors and assigns etc. etc.

Kamla Bhatia Contd...4



- 4 -

WHEREAS the Seller is owner in possession of  
property/land measuring 434.63 square metres comprised  
in Khazra No. 338 situated in Manza Dharampur, Mahal

Kamla Bhatia Contd...5





- 5 -

Ranbir Singh, Pargana Central Doon, District  
Dehra Dun, more fully described in the Schedule  
at the foot of this Deed and hereinafter referred  
to as the said property, by virtue of sale deed

Kamla P. Singh Contd... 6



- 6 -

dated 28.2.1983 duly registered in Book No. 1, Vol. 2016  
 on pages 356 to 359 as document No. 1627 on 1.3.1983  
 in the office of the Sub Registrar, Dehradun ; and  
 the name of the Seller has already been mutated in the  
 revenue record of the said property vide No. 1206/329 dated  
 6.3.1987;

Kamla Sharma Contd...7





- 7 -

AND WHEREAS the said property is free from  
all sort of encumbrances, charges and liens etc.  
and the Seller has clear and subsisting marketable  
title over the same;

Kamla Bhatta Contd.... 8





- 8 -

AND WHEREAS the Seller has agreed to sell  
the said property to the Purchaser for a total  
sale price of Rs.1, 50, 000/- (Rupees One Lac Fifty  
thousand) and the Purchaser is prepared to buy  
the said property for the aforesaid sale  
consideration.

Kamla Bhatta Contd...9



- 9 -

AND WHEREAS the Seller has obtained necessary  
permission to sell the said property from the  
Competent Authority, Urban Land Ceiling, Dehradun  
vide No.123/26/93 dated 12.10.93;

Kamla Bhatia Contd ...10





- 10 -

AND WHEREAS the Seller does not belong to  
Schedule Caste or Schedule tribe;

AND WHEREAS THERE is no tree standing on the  
said property;

Kamla Bhatia Contd...11



- 11 -

AND WHEREAS there is no litigation of any type in respect of the said property, pending before any court and that the said property is not subject matter of any court attachment;

Kamla Prater Contd...12





- 12 -

AND WHEREAS there is no legal impediment in the  
sale of the said property by the Seller to the  
Purchaser;

Kamla Photo. Contd... 13



- 13 -

NOW THIS DEED WITNESSETH AS HEREUNDER :-

1. That in pursuance of the said agreement and in consideration of the covenants contained hereinafter and for a total sale consideration of Rs.1.5 Lacs

Kamla Bhatta Contd... 14





- 14 -

(Rupees One Lac Fifty thousand) only paid by the

Purchaser to the seller in the following manner:-

- i) Rs. 90,000/- (Rs. Ninety thousand) by Bank Draft No. 704827 dated 27.10.93 of S. B. I. Rajnagar, Ghaziabad drawn at New Delhi Branch of S. B. I.
- ii) Rs. 60,000/- (Rs. Sixty thousand) by Bank Draft No. 525909 dated 28.10.93 of S. B. I. Kutchery, Dehradun drawn at S. B. I. New Delhi

the receipt of which full sale consideration is hereby

Kamla Bhatia Contd.. 15



- 15 -

acknowledged and admitted by the Seller before the  
Registering Authority at Dehradun, the Seller hereby  
conveys, transfers and assigns ALL THAT property more

Kamla Bhatia Contd... 16





- 16 -

fully described in the Schedule at the foot of this  
Deed and referred to as the said property UNTO the  
Purchaser TO HOLD the same as its absolute owner for  
ever and to enjoy the said property in any manner and

Kamla Bhatta Contd...17



- 17 -

without any hindrance, disturbance or interruption  
by the Seller or any person(s) claiming through or  
under her;

Kamla Bhatnagar Contd... 18





- 18 -

2. The Seller hereby further covenants with the Purchaser as under: -

- a) That the said property is free from all sorts of encumbrances, charges, mortgages or liens etc. and the Seller has clear and subsisting marketable title over the same

Kamla Bhatia Contd ... 19



- 19 -

and that the said property is not subject  
matter of any proceedings of requisition or  
acquisition pending before any Authority,  
Tribunal or Court; nor the said property is  
subject matter of any court attachment;

Kamla Rhatia Contd...20





- 20 -

- b) That the Seller has delivered physical vacant possession of the said property to the Purchaser today and the Purchaser has quietly and peacefully entered upon the said property as its absolute owner.

Kamla Bhatia, Dated... 21





- 21 -

- G) The Seller hereby further agrees and undertakes to execute any more document(s) or paper(s) etc. for further more fully assuring the title and possession of the Purchaser over the said property in future but always at the costs and expenses of the Purchaser or the person(s) requiring the same to be done reasonably in future ;

Kamla Khatun

Contd... 22





- 22 -

- a) That in case the said property or any part thereof goes out of the hands and possession of the Purchaser because of any defect in the title of the Seller, the Seller hereby agrees and undertakes to indemnify the Purchaser to the extent of the loss thus suffered by him, which shall include the proportionate cost of the said property and expenses incurred on this Deed, besides the cost of improvement made hereafter and affected, if any.

Kamla Bhata Contd...23



- 23 -

e) That all taxes in respect of the said property

Kamla Rhetia Contd... 24





- 24 -

upto the date of this Deed, shall be paid

and borne by the Seller and hereafter by the

Purchaser;

Kamh Bhatta Contd...25



- 25 -

3. That the said property is being sold for a

Karnal Khata Contd... 26





- 26 -

total sale consideration of Rs.1,00,000/- (Rupees

Kamla Bhatia contd... 27



- 27 -

One Lac Fifty thousand) , which is actual sale price

Kamla Bhatia Contd... 28





- 28 -

and the Stamp Duty has been paid accordingly.

Kamla Bhunia Contd... 29



SCHEDULE OF PROPERTY

All that property/plot of land measuring 434.63 Sq.  
Mtrs. (Four hundred Thirty four decimal Six Three Square

Kamla Bhatia Contd.... 30





- 30 -

Metres ) comprised in Khasra No. 338 & situated in  
Mauza D harampur, Mahal Ranbir Singh, Pargana Central

Kamla Bhatta Contd... 31



- 31 -

Doon, District Dehradun, for greater clearness shown  
in red colour and by letters A B C D in the Plan  
attached, bounded and butted as hereunder :-

Kamla Bhoctia Contd... 32





- 32 -

North: Common Road - side measuring 46' 2"

South: Property of Shri J. P. Thakur - side  
measuring 44' 1 1/2"

Kaml-Bhuti Contd... 33



- 33 -

Bast : - Property of Smt. Bimla Bataia - side  
measuring 103' 4"

West : Property of Shri R.N. Tyagi - side  
measuring 103'

IN WITNESS WHEREOF the seller has signed this  
Deed of Sale on the day, month and year first above

Kamla Bhatia contd... 34





- 34 -

written at Dehradun. The Photograph of the Seller duly attested is affixed on this Deed.

Witnesses.

SEILER

1. Vipin Kumar  
S/o Sh Amar Nath  
26 Monni Road  
D.Dun

Kamla Bhatia

2. Gurbax Singh (GURBAX SINGH) / 10, National Road Dehradun

Drafted by:

Rahul Sharma

(Rahul Sharma) Advocate  
Dehradun

Typed by:

H.D. Kamboj  
(H.D. Kamboj) Typist  
Court Compound,  
Dehradun

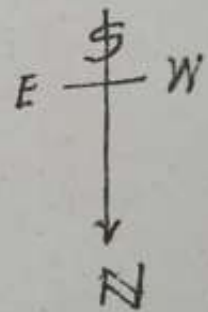
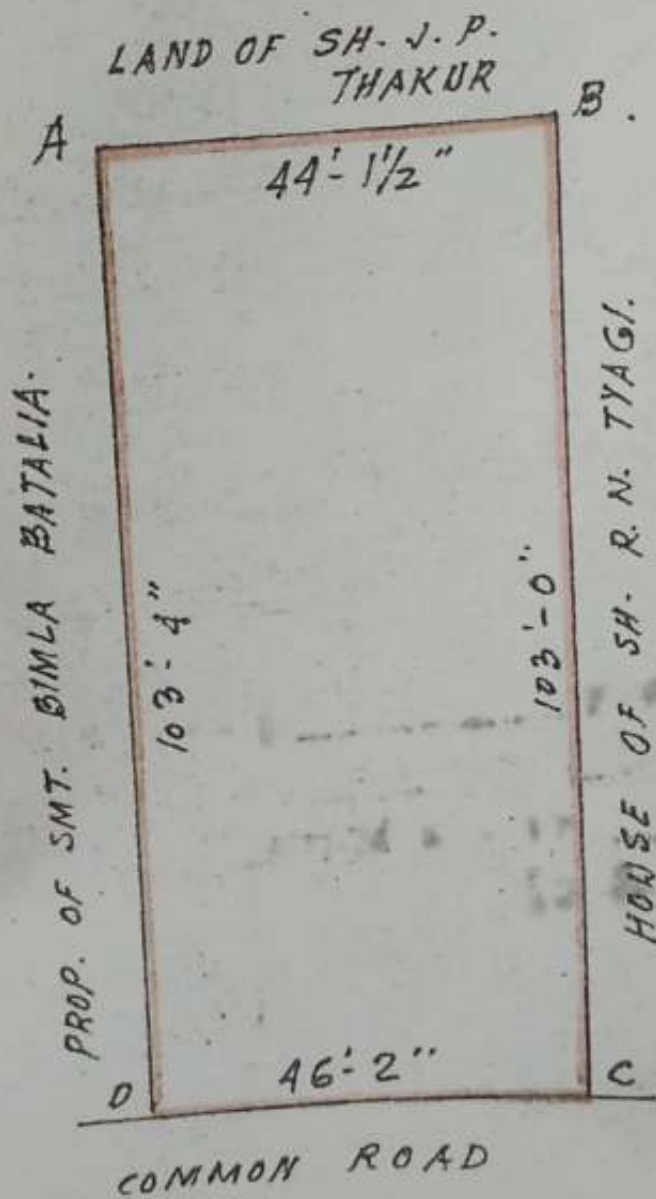
SITE PLAN SHOWING LAND SITUATED IN.  
MAUZA DHARAM PUR MAHAL RAMBIR SINGH  
PARGANA CENTRAL DOON. DEHRADUN.

SOLD BY:- SMT. KAMLA BHATIA

SOLD TO:- SH. SUBARDHAN

AREA SOLD = 434.63 SQ.M.

& SHOWN IN RED LINES. —



Kamla Bhatia  
SIG. OF SELLER