

SALE DEED

Consideration.....Rs. 14,00,000.00
Market value on which stamp duty Paid.....14,00,000/-
No. of stamp sheets.....26
Stamp duty.....2,97,000/-
Avas vikas duty.....-
Total Stamp Paid.....2,97,000/-
Where as I/We.....Sh. Niraj Jain S/o Late Sh. Mahendra Kumar Jain
and Sh. Nalin Jain s/o Late Sh. Mahendra Kumar Jain, through
his brother and attorney Sh. Niraj Jain (VENDOR)
S/o Bake Sh. M.K. Jain R/o 2, Jhanda Road, Dehra Dun.

am/are the sold/joint proprietors of the property detailed in the end and also in
the possession of the same, do here by sell to.....1. Mr. Dewki Nandan Gahi S/o
Mr. Bhagat Gahi R/o 2 Ashirwad Enclave, Chakrata Road, Dehradun,
2. Mrs. Pushpa Rani Gahi W/o Mr. Dewki Nandan Gahi R/o 2, Ashirwad
Enclave, Chakrata Road, Dehra Dun. (PURCHASER)

for consideration of Rs. 14,00,000/-
received as follows.....As mentioned in the Sale Deed.

The Property is free from all encumbrances
Details of the Property.....As mentioned in the Schedule of the Sale
deed annexed.

Niraj Jain

Certified True Copy of The Original
Reg. No. 3534/15





00DD 309746



SALE DEED

This sale deed is made this the 23rd day of October 1996 between Shri Niraj Jain, son of late Shri Mahendra Kumar Jain and Shri Nalin Jain son of late Shri Mahendra Kumar Jain, through his brother and attorney Shri Niraj Jain vide General Power-of-Attorney duly registered in the Office of the Sub-Registrar, Dehra Dun in Book No. IV, Volume No. 333, at pages 278/282,

Niraj Jain

..2

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- 2 -

at serial No. 267, on dated 5.7.1979, (hereinafter called the Vendors) of the one part and 1. Mr. Dewki Nandan Gahi S/o Mr Bhagat Ghai R/o 2 Ashirwad Enclave, Chakrata Road, Dehra Dun. 2. Mrs. Pushpa Rani Gahi W/o Mr. Dewki Nandan Ghai R/o 2, Ashirwad Enclave, Chakrata Road, Dehra Dun (hereinafter called the Purchasers) of the other part.

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- 3 -

Both the terms, vendors and the Purchasers shall be deemed to include their respective heirs, successors, legal representatives, successors-in-office administrative and assigns, etc. unless repugnant to the context.

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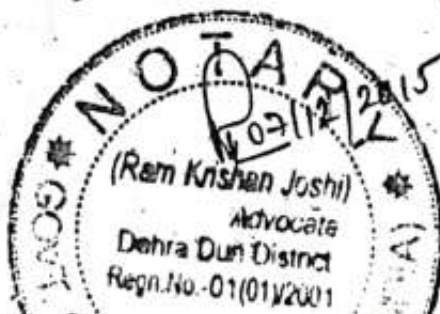
- 4 -

And whereas Vendors have acquired the
property mentioned in schedule of deed vide deed
of partition dated 2nd day of January 1970, which
has been duly registered in the office of Sub-Registrar,
Dehra Dun Book No. 1, Volume No. 865 at pages 185/204

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.. 5

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- 8 -

of the sale deed for registration the receipt of which
total sum of Rs.14,00,000.00 (Fourteen lacs) is hereby
acknowledged by the Vendors in full and final satisfaction
of the sale consideration, and the Vendors doth hereby
convey, transfer and assign, all that plot of land,

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.. 9

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- 9 -

described in schedule of deed, forming part of khasra No.
1281, situated in Mauza Garhi, Pargana Central Doon,
District Dehra Dun morefully described in the Schedule
here under UNTO and TO the use of the said purchaser, with
all right, title, interest, easements, appurtenances etc.

Omaj Jau

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00DD 309756

- 10 -

whatsoever of the Seller into and upon the said plot of
land TO HAVE AND TO HOLD the same absolutely and forever.

2. That the land hereby sold is free from all
encumbrances, charges, liens, demands, mortgages,

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.. 11

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00DD 309757

- 11 -

disputes, litigations, attachment of any court or person
or any kind of lien or burden and the actual, physical
and vacant possession has already been delivered to the
purchaser.

Anand Jais

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.. 12





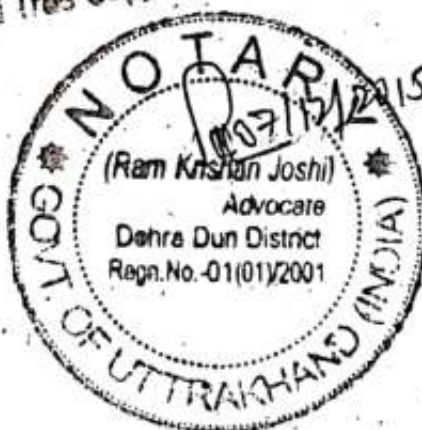
- 12 -

3. That all the taxes, cesses, etc. in respect of the said land upto the date of the sale shall be paid by the vendors and thereafter the same shall be paid by the purchaser.

Ram Joshi

.. 13

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- 13 -

4. That the vendors hereafter at all times, at the cost and upon the request of the purchaser, shall do and execute or cause to be done and executed all such

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.. 14





- 14 -

acts, deeds and things which may be required or
 necessary for completing and more perfectly assuring
 the title of the said land and keeping the purchaser in
 possession thereof, according to the true intent and

Pravraj Saw

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500Rs.



- 15 -

meaning of these presents, as shall or may reasonably
be required.

5. That the vendors has not done anything whatsoever
whereby the said land may in any way be affected and in

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.. 16



500Rs.



- 16 -

case the said land or any part thereof is lost or goes
out of the hands of the Purchaser on account of any
defect in the title of the vendors, the vendors shall
fully compensate and indemnify the purchaser upto the

Niraj Joshi

.. 17

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- 17 -

extent of the loss thus suffered.

6. That property hereby sold is an agricultural land

and was so recorded in revenue record on the date of

commencement of Urban Land (Ceiling and Regulation) Act

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.. 18

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- 18 -

1976. The ceiling case of vendors have been disposed
off on 30.1.87 in return number 318/4452/4453 State
Vs Neeraj Kumar Jain and another certifying that property
is not covered under the said ceiling law. ~~Neeraj Jain~~

Neeraj Jain

.. 19

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500Rs.



- 19 -

The Land is situated in Municipal Limit.
~~for permission from competent authority the 1301 Dehra Dun~~
~~has been obtained.~~

7. That permission from Income Tax department has
been obtained.

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.. 20

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- 20 -

8. That the land hereby sold is for the proper and fair market value of Rs.14,00,000.00 (Fourteen lacs).

The circle rate of land is 1100/- per square meters. The

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.. 21

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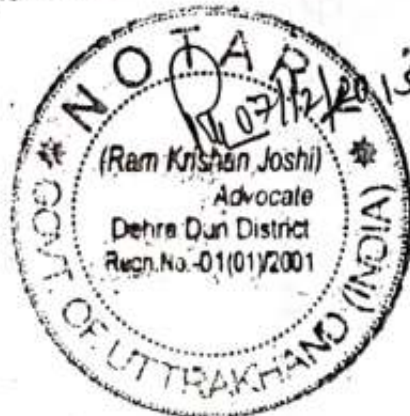
- 22 -

area of the land is 1861.55 square meters. The valuation of land as per circle rate is Rs. 20,47,705.00. The proper stamp duty comes to Rs. 2,96,960.00 whereas Stamp duty of Rs.2,97,000=00 is being paid.

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.. 22

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- 22 -

9. That the vendors does not belong to any scheduled caste and scheduled tribe.

May 23

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- 23 -

Schedule of land hereby sold

All that piece of land measuring 0.46 acres situate
at Khasra Number 1281 village Garhi, Pargana Kendriya
Doon, Dehra Dun, now also known as Mahendra Vihar

May Jaw

.. 24

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- 24 -

Chakrata Road, Dehra Dun, shown with words

A, B, C, D, E, F and A on the plan annexed

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.. 25

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- 25 -

with the deed, bounded and butted as under :-

By West : Property Hotel Nivesh

By East : Property of others

By North : Chakrata Road

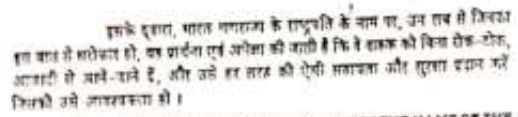
By South : Property of others.

May 2015

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.. 26





THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



जे० पी० सक्सेना
J. P. SAXENA
कृते पासपोर्ट अधिकारी
For PASSPORT OFFICER
रवेली BAREILLY



9

GHAI

VISHWAS

INDEX

From 7/01 to 7/02

11/03/1992

DEHRADUN

BAREILLY

04/03/2008

03/03/2018

[illegible]

सिद्धि में अपने सभी प्राणिक प्राणियों को समाप्त हो जाती है कि वे जली में निश्चयन प्राणिक प्राण / जीवों का सर्वोत्तम प्राण हैं।

ਪੰਨਾ ੧੧੧

एक सखीयें पत्र लखल की लगी है। पत्रमें लिखा है कि सखीयें के बीच में कोई झगडा नहीं है सिवाय इस झगडे की। सखीयें आज मिलकर मिली थी।

यह प्रमाणित किया जाता है कि श्री राजेश कुमार शर्मा ने अपने द्वारा दिये गये विवरणों के अनुसार सत्यतापूर्वक जानकारी दी है।

कारणों में बचने, यही ही बात या बचने से यही या बचने दिनें लक्षण बचने में निवृत्त
कारणों में बचने को (बचने ही बचने दिनें में ही) निवृत्त कारणों में बचने को ही
कारणों में बचने को ही बचने दिनें में बचने ही निवृत्त कारणों में बचने ही
कारणों में बचने को ही बचने दिनें में बचने ही निवृत्त कारणों में बचने ही

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

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SANJAY GHAI

and on the Illness of Mother

MANJU GHAI

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Descriptive Address

H.NO.3/2 ASHRIWAD ENCLAVE CHAKRATA

ROAD BALLUPUR, DEHRADUN

Give specific and full details of the incident, including date and place of issue.

United St. File No.

BLYC00400807