

3982

22

SALB DEED

Sale consideration: -----Rs 1,50,000/-  
Market value on which stamp duty paid :-----Rs 2,20,000/-  
Stamp Duty: -----Rs.22,000/-  
No. of Stamp sheets : ----- 15

I/We

1. SHRI RAM GOPAL
2. SHRI MUKESH , both sons of Shri Deen Dayal
3. SHRI RAGHUVAR DAYAL , son of Shri Banwari Lal  
all R/O Vill. Kaulagarh ,  
Dehradun

through their lawful attorney

1. SHRI ADESH KUMAR GUPTA, son of Shri M.C.Gupta R/O 9/1 Nadi  
Rispana Road, Karanpur, Dehradun
2. MRS. SHAILJA BHARAT wife of Kumar Ram Bharat , resident of  
Vill. Kaulagarh PO IPE, DEHRADUN

Am/are the sole/joint owners Prop. Of the property/land detailed in the end and also  
in possession of the same, do hereby sell to:

SHRI MANOJ KUMAR SINGH  
son of Shri B.B.Singh  
R/O B/11/8 ONGC Colony,  
Kaulagarh Road, DEHRADUN

For consideration of-----Rs 1,50,000/-

Received in the following manner: as mentioned in the sale deed.

The Property is free from all encumbrances etc.

Details of the land/ Property: as per schedule.

AS  
Sph

Shailja Bharat

Mr. Manoj



कोषागार, देहरादून।

01BB 460975



NADEEM AKBAR  
ADVOCATE  
Reg. No.-UP 3656/98

### SALE - DEED

This Deed of sale is made on this the 17<sup>th</sup> day of JUNE 2002 BY

1. SHRI RAM GOPAL
2. SHRI MUKESH, both sons of Shri Deen Dayal
3. SHRI RAGHUVAR DAYAL, son of Shri Banwari Lal

all R/O Vill. Kaulagarh,

Dehradun



NADEEM AKBAR  
ADVOCATE  
Reg No UP 3656/98

AS  
Suph

Shailja Bhasat

MR  
Suresh



ADVOCATE  
Reg. No.-UP 3656/98



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through their lawful attorney

1. SHRI ADESH KUMAR GUPTA, son of Shri M.C.Gupta R/O 9/1

Nadi Rispana Road, Karanpur, Dehradun

2. MRS. SHAILJA BHARAT wife of Kumar Ram Bharat

resident of Vill. Kaulagarh PO IPE, DEHRADUN

(The said attorney is duly registered in the office of Sub Registrar Dehradun at Book No. 4 Vol. 1 page 186, ADFB No. 4 Vol 108 pages 47/56 at no 759 dt. 28/5/2001 and has not been revoked or cancelled and still

enforced )

( hereinafter called the Sellers) of the one part;

AK  
Siphi

Shailja Bharat

me  
Siphi



in favour of

SHRI MANOJ KUMAR SINGH

son of Shri B.B.Singh

R/O B/11/8 ONGC Colony,

Kaulagarh Road, DEHRADUN

(hereinafter called the Purchaser) of the other part;

AK  
Supt

Shailjo Bhanu

MK



PROVIDED ALWAYS and it is hereby mutually agreed that the expressions Sellers and the Purchaser, unless repugnant to the context shall be deemed to have included their respective heirs, legal representatives, assigns, executors and administrators.

AK  
Supti

Shailja Bharat

MC  
Sharma



AND WHEREAS, the Sellers are the co-sharer in a land morefully described in the schedule, given at the foot of this deed, hereinafter called the said land

And whereas the Sellers have agreed to sell and the Purchaser have also agreed to purchase the said land for a total sale price of Rs. 1,50,000/- only.

AK  
Sulph

Shailu Blavat

PK

IS  
TREASURY

13 JUN 2002

T.O. / Sr. T.O.  
Bekra Own.**NOW THIS DEED WITNESSETH AS UNDER:**

That in pursuance of the said agreement and in consideration of a sum of Rs. 1,50,000/- only received by the sellers from the Purchaser in the following manner:

- Rs. 10,000/- by cash.
- Rs. 1,40,000/0 by cheque No. 758218 dt. 17/6/2002 drawn upon S.B.I Tel Bhawan, Dehradun

AK  
Sulph

Shailje Bhavet

AK



13 JAN

TO / Sr. TC.  
Dehra Dun.

and the receipt of which the sellers hereby acknowledged, the Sellers DO TH  
hereby conveys, sells, assigns and transfers all that land, which is morefully  
described in the schedule, at the foot of this deed and every part thereof unto  
and to the use of the Purchaser absolutely and forever alongwith all rights,  
titles, claims, easements, appurtenances rights of paths and passages and TO  
HAVE AND TO HOLD the same without any let or hindrances from the  
Sellers or any other person (s) claiming through or under them in any  
manner whatsoever.

AK  
Sujay

Shailja Bharat

MC



- i- That the Sellers have withdrawn their possession from the said LAND and have delivered the actual physical vacant and undisputed possession of the said land to the Purchaser on this day.

AK  
Sufi

Shailja Bhavani

AK  
mcy



- ii- That the said LAND is free from all encumbrances, charges, liens, demands, and court attachment and the Sellers have not done any thing whatsoever whereby the said LAND or any part thereof may be subject to any kind of lease, liens, demands, and attachment and the said LAND is not also subject to any kind of mortgage either equitable or otherwise.

AK  
Sinha

Shailja Bharat

MR  
Sinha



That if on account of any defect in the title of the Sellers 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 Sellers shall fully compensate the Purchaser upto the extent of the loss thus suffered including the cost of development and improvements if any done by the Purchaser over the said LAND .

AS  
Subj

Shailja Bhasat

MK  
Bhasat



- iv- That the Sellers hereafter from time to time but always at the costs and requests of the Purchaser shall do and execute and cause to be done and executed all further acts, deeds and things which are necessary and may lawfully be required to be done for morefully assuring the title of the Purchaser over the said LAND and to keep him in peaceful and lawful possession thereof and also to keep him fully indemnify thereof.

AK  
Sulph

Shailja Bharat

MD  
Suman



- v- That all taxes, charges, and government dues payable against the said land upto the date of this sale deed shall be paid by the Sellers and thereafter the same shall be the sole liability of the Purchaser.
- vi- That there is no prior agreement between the parties.

AS  
Supt

Shailja Bhavet

MD



- vii- That the said land is situated within municipal limit and more than 500 mts. away from the main road i.e. Kaulagarh Road.
- viii- That for the purpose of stamp duty it is hereby made clear that the market value of the said land comes to  $199.81 \times 1100 = \text{Rs. } 2,19,791/-$  or 2,20,000/- which is much more than its sale consideration on which proper stamp duty of Rs. 22,000 is being paid.

AKJ  
Suply

Shailja Sharan

MK



ISSUED  
TREASURY DEPT. DEHRADUN.

13 JUN 1979

T.O. / S. T.O.  
Dehradun.

### SCHEDULE OF THE LAND

All that land bearing Part of khasra No. 8 area 2150 sq ft. or 199.81 sq mtrs. situated at Garhi Uddiwala, Mauja Garhi, Pargana Centraldoon Distt. Dehradun.

Bounded and butted as under:

East: Land of Sellers, Side measuring 43 ft

West: 20 ft wide road, side measuring 43 ft

North: land of Mr. Dangwal, side measuring 50 ft

South: 20 ft wide road, side measuring 50 ft.

AS/ *[Signature]*

Shailje Bharat

*[Signature]*

500Rs.



IN WITNESS WHEREOF the Sellers and the Purchaser have signed this deed on the day month and year first above written.

**WITNESSES:**

1. Jinder Pal Sharma  
S/o Sh. K. L. Sharma  
H/o B-24/15 ONGC Colony  
Kaulgarh Road  
Delhi Sadak
2. Khosrawati  
Khosrawati Al.  
At. Kaulgarh

**SELLERS**

*[Signature]*  
Shailja Bharat

**PURCHASER**

*[Signature]*

Drafted and photo attested by: . Shri Nadeem Akbar, Advocate.  
Typed by: Dinesh Agarwal, Typist. ADVOCATE

187/14  
14/6/02

500

बागल नं. 8.7.4-  
जनार्दन प्रसाद  
कायम वि. (187) वाराणसी :

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17/6/2002