

सत्यापित फोटो प्रति

भूजपट



प्रपत्र संख्या ३६३७७
५३९

निबन्धन विभाग, उत्तर प्रदेश

लेख पत्र संख्या ७१/१९

लेख पत्र की प्रतिलिपि

THIS SALE is made this 24th day of April, 1978
[One Thousand Nine Hundred and Neventy Eight] BETWEEN
Raja JAGDAMBIKA PRATAP NARAIN SINGH adopted sone of
the Late Maharaja Sir Pratap Narain Singh, K.C.I.E.,
resident of Raj Sahan, Aydhya, District Faizabad
U.P. hereinafter called the VENDOR (which expression
shall include his heirs, assigns, executors, successors
and administrators) of the ONE PART; and Sri SUDHIR
THAPLIYAL SON of Sri Satya Prasad Thapliyal,
Srimati Gaver Thapliyal, wife of Sri Sudhir Thapliyal
and Geeta Thapliyal, daughter of Sri Satya Prasad
Thapliyal residents of Mussoorie, District Dehra Dun,
U.P. hereinafter called the VENDEES of the OTHER PART.
WHEREAS the said VENDOR Raja Jagdambika Pratap
Narain Singh, the sole and undisputed owner of the
property known as Cliff Hall Estate, Mussoorie has
agreed with the said VENDEES of Mussoorie for the
absolute sale to the said Venkatesh Narain
Singh. Continued on page 2. latter of the house
called "CLIFF HALL" and the piece of land on which
the same stands and the land attached thereto comp-
rising TWENTY acres of uneven rocky and wooded land,

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detailed in schedule appended thereto and marked
 red and delineated in the plan hereto attached,
 free from encumbrances situate within the Municipality of Mussoorie; and WHEREAS the Municipal Assessment of the said Cliff Hall Estate is Rs. 1600-00 (one thousand six hundred) per annum and the property being more than 100 years old requires extensive repairs, especially of Eastern and Western Pusthas which have broken down and sunk lessening the support to the rest of the building, the market value of the property is not more than the sum it is being sold for; and WHEREAS the built up area comprises 20 rooms of different sizes in 4000 sq. feet, most of which is in ruins, and only 1500 sq. feet is habitable, and the area of the land including wooded and very uneven land all measuring 20 acres.

8d/- *Pratap Narain Singh, General Attorney*
 Continued on
 page 3. NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 35,000.00 (Rupees Thirty Five Thousand) out of which the VENDEES have paid to the VENDOR Rs. 20,000/- by Bank Drafts for Rs. 4000.00 dated



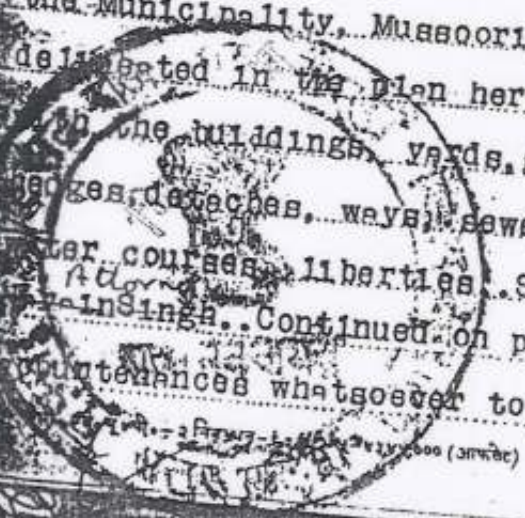
प्रपत्र संख्या ३६

निबन्धन विभाग, उत्तर प्रदेश

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1.7.77, Rs.11,000.00 dated 29.10.77, Rs.2500.00 dated 28.12.77 and Rs.2500.00 dated 12.1.78 as earnest money and in part payment of the price and the balance of Rs.15,000.00 is being paid through Bank drafts on the State Bank of India, Ayodhya, in favour of the VENDOR, RAJA JAGDAMBIKA PRATAP NARAIN SINGH, as absolute and beneficial owner does hereby grant, transfer, convey and assign absolutely to the VENDEES, SRI SUDHIR THAPLIYAL, Sh. Gaver Thapliyal and Geeta Thapliyal and their successors, free from all encumbrances whatsoever, ALL THAT property, messuages or dwelling house called "CLIFF HALL" with the out houses and the TWENTY ACRES of wooded land belonging hereto and commonly called the CLIFF HALL ESTATE situate within the Municipality, Mussoorie and marked red and delineated in the plan hereto attached together with the buildings, yards, gardens, trees, fences, hedges, datches, ways, sewers, easements, drains, water courses, liberties, etc. B.S. Mehrotra General Attorney for Raja Jagdambika Pratap Singh. Continued on page 4. privileges and appurtenances whatsoever to the said messuages and





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premises belonging or in anywise appurtenant to or usually held or occupied therewith or reputed to be appurtenant thereto AND all estate rights, title, interest, claim, and demand whatsoever of the said VENDOR, into belets or upon the said premises and every part thereof AND also all the very old and rotten furniture and effects in, upon or belonging to the said house or premises as per list handed over to the VENDEES, to have and to hold the said hereditaments and premises hereby granted and sold or expressed so to be unto and to the use of the said VENDEES and their successors forever. AND the said VENDOR does hereby covenant with the said VENDEES and their successors that notwithstanding any act, deed, or thing by the said VENDOR or by his predecessors in interest done or executed or knowingly suffered to the contrary, the said VENDOR has good right to sell the estate and premises, hereby granted and sold or expressed so to be UNTO and to the USE of the said VENDEES and they and their successors shall and may at all times hereinafter peaceably and quietly possess and enjoy the said estate and premises



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and receive the rents and profits thereof without any interruptions, from or by the said VENDOR or his heirs or any person or persons lawfully or equitably claiming from the VENDOR, any interest from him or from any of his predecessors in interest. FURTHER the VENDOR covenants that he has paid all the taxes or rents or payments upto date due to the Municipal Board, Missoorie or electric company or to any other agency in respect of Cliff Hall Rd/... Jagdambika Prasad
General Attorney
Narain Singh... Continued on page 5... Estate and that the VENDEES have not to pay any taxes, or rents or payments whatsoever to any company, Body or Municipal Board of any Government Department and that the VENDOR has handed over the possession of the said Cliff Hall Estate to the VENDEES. FURTHER the said VENDOR covenants that the said estate and premises CLIFF HALL have not been either in whole or in part, mortgaged charged or sold or in any way transferred or put under any liability whatsoever upto the date of the execution of this DEED. IT IS HEREBY made clear that for the purposes of registration as per rules the stamp and registration fee is being paid on Rs. 40,000/- which is

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25 times of assessment Rs.1600/- though the property is being sold for Rs.35,000/-including land which is fair market value. IN WITNESS

WHEREOF the said VENDOR RIA JAGDAMBIKA PRATAP SINGH does hereby sign this DEED on the date, month and year first above mentioned. Sd/-

JAGDAMBIKA PRATAP NARAIN SINGH VENDOR. In the presence of the following witnesses: -1. हस्ताक्षर

2. हस्ताक्षर Sd/- Jagdambika Pratap Narain Singh..Continued on page 2. SCHEDULE-DETAILS

OF CLIFF HALL ESTATE SOLD. Area: -Twenty acres more or less wooded steeply uneven rocky land

and bounded as under: - North: -Kincraig-Library Motor Road. East: -Motor Road to Dehra Dun and

Kincraig Estate. West: -Shergarhi and Jal Niwas Estate including Inder Niwas and Hazel Dale.

South: - Motor Road to Dehra Dun and thereafter the land of Cliff Hall and then that of Kierkuli

Village and more fully delineated in red in the annexed plan.

(JAGDAMBIKA PRATAP NARAIN SINGH). VENDOR.

Drafted & typed by: - H. S. Panwar, Advocate.

I hereby declare that this is the true and exact copy of the original document.

(JAGDAMBIKA PRATAP NARAIN SINGH)

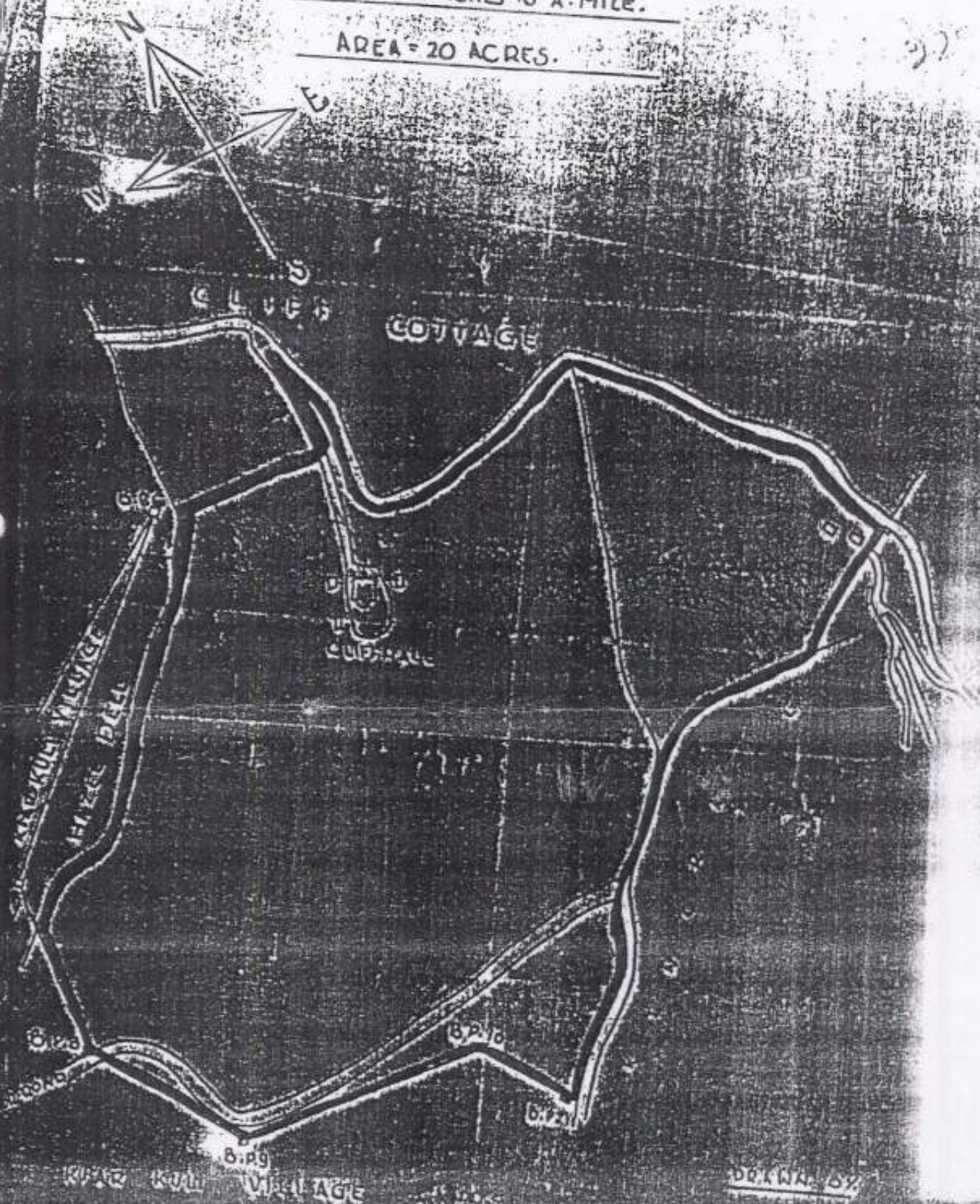
मूल मूल्य - २ लाख ५०००० (द्विगुण मूल्य)

Presenter Attorney

PLAN OF CLIFF HALL ESTATE

SCALE 24 INCHES TO A MILE.

AREA = 20 ACRES.



OWNER'S SIGNATURE

DRAWN BY

COTTAGE

2

Presented to the Government on 19/1/1952
by the Ministry of Defence (H.M.S. 184)
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John
13/1/52

VILLAGE LANDS

ORIGIN

1. The land is situated in the
vicinity of the village of
St. B. P. O. (H.M.S. 184)

SIGNATURE

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