

66093

SALE DEED

Consideration	Rs. 4,55,000/-
Market value on which Stamp duty paid	Rs. 4,55,000/-
No. of Stamp Sheets	13
Stamp Duty	Rs. 45,500/-
Avas Vikas Duty	Included
Total Stamp Duty Paid	Rs. 45,500/-

Smt. Gyan Kaur wife of Late S. Dhanna Singh resident of Dehradun Road, Doiwala, Distt. Dehradun, hereinafter called the "Seller" of the ONE PART;

IN FAVOUR OF

Servshri S. Hardeep Singh and S. Gurmeet Singh both sons of S. Bahadur Singh resident of Dehradun Road, Doiwala, Distt. Dehradun, hereinafter called the "Purchasers" of the OTHER PART;

The property is free from all encumbrances.

Details of the property : As mentioned in the schedule of property given at the foot of this deed.



देहरादून
21 JUN 2001

01CC 042821

SALE DEED

This Deed of Sale is made on this 25th day of June, 2001 by Smt.

Gyan Kaur wife of Late S. Dhanna Singh resident of Dehradun

Road, Doiwala, Distt. Dehradun, hereinafter called the "Seller" of

the ONE PART;

IN FAVOUR OF

Servshri S. Hardeep Singh and S. Gurmeet Singh both sons of S.S.

Bahadur Singh resident of Dehradun Road, Doiwala, Distt.

Dehradun, hereinafter called the "Purchasers" of the OTHER PART;





21 JUN 2001

01BB 192334

Both the terms "Seller" and "Purchasers" used hereinafter shall, unless repugnant to the context be also deemed to include their respective heirs, legal representatives, successors, legal representatives and assigns;

[Handwritten signature]
H. J. 11/15

1000Rs.



16593

18 JUN 2009

[Signature] *अली सिंह*
dated 4.4.1973 duly registered in Book I *[Signature]* *अली सिंह*
WHEREAS, the Seller purchased a property vide Sale Deed Vol. 1122
pages 320/324 Sr. No. 1768 on 15.06.1973 in the office of Sub-Registrar, *[Signature]* *अली सिंह*
Dehra Dun

AND, WHEREAS, the Seller developed the said property and made
construction thereon and the same now lies in *[Signature]* *अली सिंह*
[Redacted] No. 220

[Signature] *अली सिंह*

1000Rs.



16599

AND, WHEREAS, the property described in the Schedule is
a portion of the said property;

AND, WHEREAS, the Seller being the owner in possession of the said
property is entitled to sell the said property;

AND, WHEREAS, the Seller has agreed to sell and the Purchasers
have agreed to purchase the said property on the terms and conditions
mutually agreed to between them;

[Handwritten signature]
19/6/2001

(5)

1000Rs.



NOW THIS DEED WITNESSES AS UNDER :-

1. In pursuance of the said agreement and in consideration for the

H.D. Jaiswal
(18/6/01)



1000Rs.



देहरादून
18 JUN 2001

16601

sum of Rs. 4,55,000/- (Rupees Four Lac Fifty Five Thousand
Only) paid by the Purchasers in proportion of 2/3rd by S. Hardeep
Singh and 1/3rd by S. Gurmeet Singh, as under:-

(a) Rs. 3,00,000/- (Rupees Three Lac Only) by Pay Order

Handwritten: dt 25.6.2001 No. 339478-339484 issued by SBI
DehraDun - 5 pay order Rs. 49,000/- each and
one of Rs. 6,000/-
Signatures: H.D. M.M. (multiple), J. Singh



(b) Rs. 1,55,000/- (Rupees One Lac Fifty Five Thousand
Only) in Cash as advance before execution of this deed.

and the receipt of the entire sale consideration is hereby


गुला बर्मा

1000Rs.



16603

acknowledged by the Seller; the Seller hereby conveys, grants and assigns all that property described in the schedule and hereinafter referred to as the "said property" UNTO the purchaser TO HAVE AND HOLD the same as absolute owner thereof forever.

2. The seller covenants with the purchasers as under:-



1000Rs.



16605

(d) That the said property has been in actual possession of the Purchasers hence symbolic possession been given to the purchasers.

(e) That the said property shall be quietly entered into and upon by the purchasers and shall be used and utilised in

H.D. Mehta
गुजराती मालिक

1000Rs.



16604

18 JUN 2001

- (a) That the seller has sound marketable title and she has the power to sell the said property.
- (b) That the said property has been transferred free of all encumbrances, charges and liens.
- (c) That all rights, titles, easements appurtenant to the said property have been transferred to the Purchasers.

[Handwritten signature]
14/6/01



1000Rs.

वहिव

देहरादून

18 JUN 2001

16607

deed will be the liability of the seller as those if any payable
after the date of sale shall be the liability of the purchasers.

- (g) That the Seller shall do and cause to be done any act, deed
or thing which may be necessary to more perfectly assuring
the title of the said property in favour of the purchasers
though at the reasonable notice and cost of the purchasers.

17/6/01 गुमति



SCHEDULE OF PROPERTY

One shop forming part of building bearing [redacted] No. 220 [redacted] Doiwala (situated at portion of Khasra No. 40 Mauza Deshwala). Land area measuring 413.5 Sq. ft. or 38.45 Sq. Mts. fully covered by one single storied building with roof ownership of the Purchasers. Bounded and butted as under:-

- North : Property of S.P. Gupta earlier sold by the Seller, intervening wall is joint, side measuring 31'-6"
- South : Property of Phool Chand, side measuring 34'
- East : Remaining property of Seller intervening wall joint, side measuring 19'-3"
- West : Dehradun Road, side measuring 7'

As shown in the site plan annexed and delineated by red ribbon.

IN WITNESS THEREOF the Seller and the Purchasers have executed this Sale Deed on the day, month and year first above mentioned.

SELLER



WITNESSES:

- malhit singh
(malhit singh)
1. Shri S. Dhanu Singh
Doiwala
Smt. Gyan Kaur
Photo Identified

PURCHASERS

2. Colonel Singh
Shri S. Jaenil Singh
29 - New Road
Dehradun

Drafted and Photos attested by [Signature] Advocate, Dehradun
Typed in my chamber. [Signature]
A. P. S. 479619

OF PART OF BUILDING BEARING

NO 220

DOIWALA


LOCATED AT PORTION OF KH NO 40 MAUZA
(JESHWALA)

SELLER!- SMT GYAN KAUR

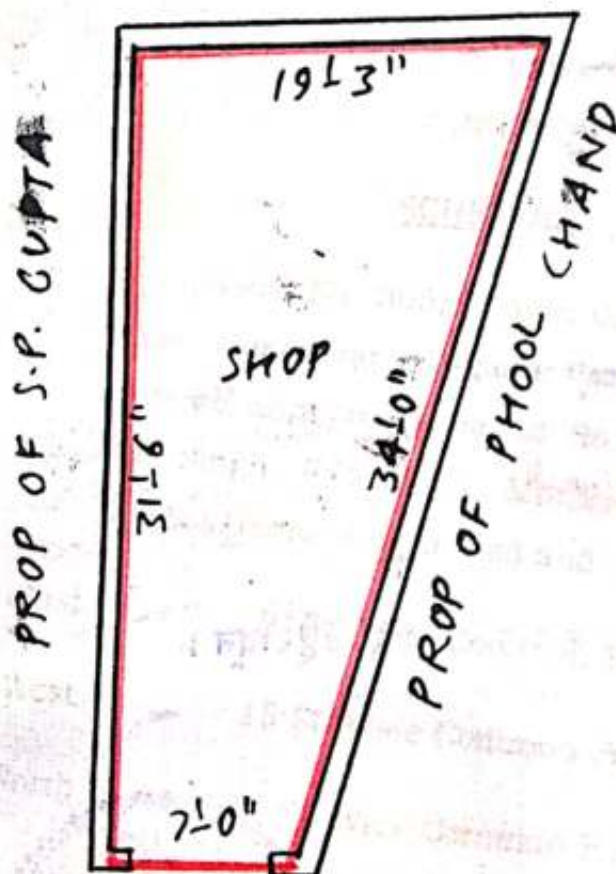
PUR!- SERVSHRI S. HARDEEP SINGH AND

S. GURMEET SINGH S/O S.S. BAHADUR SINGH

TOTAL AREA = 413.5 SQ.FT OR 38.45 SQ.MT

SOLD AREA SHOWN THUS - 

REMAINING PROP
OF SELLER



ROAD

Sanjeev Kumar Gupta