

11899

SALE DEED

Consideration No 96858f

Market value on which stamp duty paid... 96858f

No of stamp sheets 7

Stamp duty Avas Vikas duty Total Stamp paid... 16510

Where as I-We Gurbax Singh Kohli Katoch No 102
S. Lohk Singh Kohli No 205 East Patch No 20
New Delhi

am/are the sole/joint proprietors of the property detailed in the end and
also in the possession of the same, do hereby sell to Smt Anant K
W/o S. Harbans Singh No 191 Old Dohawala
Delhi

for consideration of Rs 96858f

received as follows

- As detailed given in the deed -

The Property is free from all encumbrances

Details of Property situated Details given in the schedule

- Gurbax Singh
Nov 7



SALE DEED

This deed of sale is made this the 9th day of Dec 1988 Between-S. Gurbax Singh Kohli, Karta H.U.F. S/O late S. Labh Singh Kohli R/O 29/25 East Patel Nagar, New Delhi (here-in-after called the 'Seller') of the First Part and Smt Amrit Kaur W/O S. Harbans Singh, R/O 194 Old Dalanwala, Dehradun, (here-in-after called the 'Purchaser') of the other part.

Both the terms 'the Seller' and 'the Purchaser' unless repugnant to the context here-under shall include their respective heirs, legal representatives, successors-in-interest and assigns.

WHEREAS the father of the Seller was the absolute owner of all that land bearing Plot No 103 Block C, situated at Race Course Colony, Dehradun, by virtue of sale deed dated 4 Aug 1961, executed by the Dhan Pothohar Refugee Co-Operative Housing Society Registered, Dehradun, duly registered in the office of Sub-Registrar, Dehradun in Book No 1 Vol (3) on page 72 at Srl No 2081 with duplicate



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18/11/73

No 2082 on 5-9-1961 and he was in possession of the land there-of.

AND WHEREAS the father of S. Gurbax Singh Kohli, died leaving behind the Seller as his only heir and he has the right to deal with the said land in any manner, he may like.

AND WHEREAS the Seller has agreed to sell the said land for a consideration of Rs 96,858.00 (Rupees Ninety six thousands eight hundred fifty eight only), free of any charge; lien, encumbrance, claim or demand and the Purchaser has agreed to Purchase the same on such assurance of the Seller.

NOW THIS DEED WITNESSES AS UNDER :-

1. That in pursuance of the said agreement and in consideration of the covenants here-under and in consideration of a sum of Rs 96,858/- (Rupees ninty six thousands eight hundred fifty eight only) paid by the Purchaser to the Seller as under :-

18/11/73

.....3/-



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- (a) 10,000.00 Paid by Bank draft No 5002010 dated 1-7-88 Oriental Bank of Commerce New Delhi.
- (b) 86,000.00 Paid by Bank draft No OL13052747/531/88 dated 8-12-88 of Oriental Bank of Commerces, Dehradun.
- (c) 858.00 By Cash

96,858.00 (Rupees Ninety six thousands eight hundred fiftyeight only)

the receipt where-of the seller hereby acknowledge, in full and final payment of the consideration amount. The Seller hereby conveys, transfer and assigns absolutely unto the Purchaser the said property morefully described in the Schedule hereunder and shown in the red colour in the plan annexed herewith, and marked by letters ABCD with all the rights of easements, advantages appurtanant there-to and all the rights, title, interest claim and demand what-so-ever possessed by the Seller unto and UPON the said land. TO HAVE AND TO HOLD the said land hereby conveyed unto the Purchaser absolutely and for ever.



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2. The Seller hereby covenants :-

- (a) That the land hereby transferred is free from any charge, lien, encumbrance, claim, demand or attachment of any sort either against any Government dues or against any debt or otherwise and that the Seller has done no act whereby his right to transfer the said land is in any way effected. The Seller is competent to transfer the same in any manner.
- (b) That the physical vacant possession of the land has been delivered by the Seller to the Purchaser on the spot and he shall hereafter be fully entitled to enjoy the said land in any manner she may like without any interruption claim or demand whatsoever from or by the said Seller or any person claiming through or in trust for him.



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(c) That the Seller and all the persons claiming any interest in the said land through him will at all time hereafter at the request, but at the cost of the said Purchaser, execute or causes to be executed all formalities required for further and better assuring the right, title, and interest hereby transferred.

(d) That if for any reason either on account of any defect, the Purchaser suffers any loss or is deprived of the land or any part there-of, on account of any defect in his title, or otherwise, the Seller undertakes to compensate the Purchaser for all the losses including the improvements made by the Purchaser.

(e) That it is the liability of the Seller to pay any tax upto this day where-after, it shall be the liability of the Purchaser to pay the same in respect of the land hereby transferred.

.....5/-



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3. The Purchaser shall have the right to use the said land in any manner she may like without any interference from any person including any heirs of the Seller.
4. That the Seller has applied for the transfer of the said land vide No. 1142/26/88 on 18-8-88 to the Competent Authority, Urban Land Ceiling, Dehradun, and no objection have been raised, under Law the permission is presumed to have been granted. The land is sold free of any charge, lien encumbrance, claim or demand. The land is not a Nazul Land. It is a free hold land.
5. That the rate of the land in the vicinity is fixed at Rs 300/-sq mts. The land is sold for Rs 96,858./-, on which the stamp duty has been paid.
6. That the Seller does not belong to Schedule Caste/Tribe.

[Handwritten signature]

.....7/-



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SCHEDULE OF THE LAND HEREBY SOLD

All that land bearing Plot No 103 Block C situated at Race Course Colony Dehradun, morefully described in the red colour in the annexed plan and marked by letters ABCD, measuring 322.86 Sq. mts, bounded and butted by boundary Wall as under :-

North : Boundary Wall & Plot No 104 -side measuring 87'-6"

South : Boundary Wall & Plot No 102- side measuring 86'-9"

West : Main Road- side measuring 40'

East : Drain & Lawn - side measuring 39'-9"

IN WITNESS WHERE-OF the Seller has put down his signature on the day month and year first above written in presence of the witnesses.

WITNESSES

1. *Hardev Singh*
3/10 9.30 AM
1944 at Dehradun

2.

Seller
Seller Karla
11/11

Drafted by (L.D. Bhatia)
Advocate

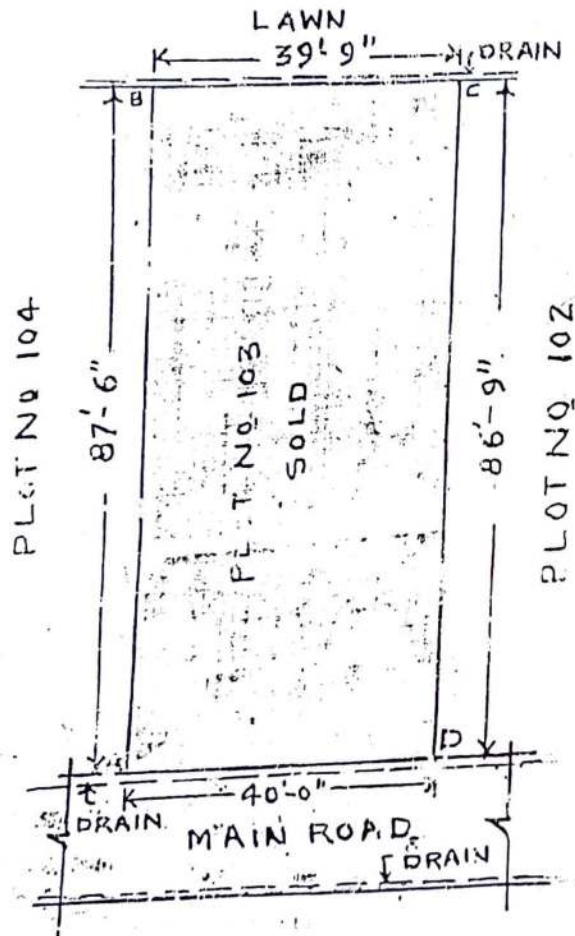
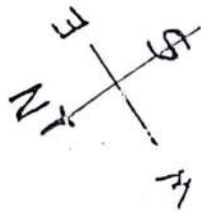
Typed by

SITE PLAN OF PLOT NO 103, BLOCK 'C'
SITUATED AT RACE COURSE COLONY
DEHRADUN. MARKED ABCD IN RED COLOUR.
SCALE 1"=20'-0"

AREA = 322.86 SQMTRS. = 386 SQ. YARDS.

SOLD BY:- S. GURBUX SINGH KOHLI

SOLD TO:- SMT. AMRIT KAUR W/O S. HARBAN SINGH



SIG. OF SELLER