



3248
4562

DEHRADUN

3150

SALE DEED

SALE DEED

Consideration	Rs. 37,65,000.00
Market value on which Stamp Duty paid :	Rs. 37,65,000.00
Total Stamp Duty paid : (Including Development Charges)	Rs. 3,76,500.00
Total Number of Pages:	31 (Thirty One)
Important Area :	Prominent Roads of Dehradun (Page No. 12)
Area :	Saharanpur Road (Sl. No. 07)
Place :	Dehrakhas (Bindal Bridge to Turner Road)
Type of Property :	Residential plot
Circle Rate:	Rs. 3100/- per sq. mt.
Distance from Main Road :	Plot is situated more than 50 meters away from the Main Saharanpur Road.
Description of the plot :	All that piece of land being part of Khasra No. (according to the Settlement of 1400 F.) 642-kadmeasuring 1214.30 sq. mts (0.12143 hectares) situated in village Dehrakhas Pargana Central Doon, District Dehradun.
SELLER :	MR. SHYAM LAL BATRA S/o Late Sh. Navneet Ram Batra R/o 126, Niranjanpur, Dehradun (U. A.).
PURCHASER :	MR. BHARAT BHUSHAN BATRA S/o Late Sh. Mulkraj Batra R/o 124, Niranjanpur, Dehradun (U.A.).
Drafted by :	NAVEEN KUMAR GUPTA, ADVOCATE





02CC 821911

SALE DEED

THIS DEED OF SALE is made on this the 30th day of May, 2005 at Dehradun by **MR. SHYAM LAL BATRA S/o Late Sh. Navneet Ram Batra R/o 126, Niranjanpur, Dehradun (U. A.)** (hereinafter referred to as the **SELLER** and the term shall always mean and include, whenever and wherever the context so admits and requires his respective heirs, successors, legal representatives, executors, administrators and assigns);

IN FAVOUR OF

MR. BHARAT BHUSHAN BATRA S/o Late Sh. Mulkraj Batra R/o 124, Niranjanpur, Dehradun (U.A.) (hereinafter referred to as the **PURCHASER** and the term shall always mean and include, whenever and wherever the context so admits and requires his heirs, successors, legal representatives, executors, administrators and assigns).

Sh. Rake

Bhushan





02CC 821921

(2)

WHEREAS the above named Seller is the absolute owner, bhumidhar with transferable rights and in possession of all that piece of land, situated in Village Dehrakhas, Pargana Central Doon, District Dehradun came in his lot by virtue of a Judgement and Final decree passed on 24-09-2001 in partition suit No. 2/97-98 "Mulkraj Batra V/s Shyam Lal Batra & others" u/s 176/178 of U. P. Z.A. & L. R. Act by the Court of Assistant Collector, Ist Class, Dehradun. The name of the Seller was entered in revenue record over the land came in his lot and subsequently his name was also recorded in the records prepared during the proceeding of Settlement of 1400 F. in the said village.

Shal Bala

[Signature]





AND WHEREAS the said piece of land owned and possessed by the Seller is free from all sorts of encumbrances, charges, liens, demands, attachments, acquisitions, disputes and litigation and the Seller has a perfect and marketable title over the said piece of land and there is no legal impediment in its sale and transfer.

Edwin



02CC 821919

(4)

AND WHEREAS since the Purchaser was willing to buy the said piece of land mentioned above from the Seller and the Seller was also desirous to sell and dispose his said piece of land mentioned above and therefore both the Seller and the Purchaser, above named, entered into a verbal contract to sell and purchase the said piece of land for the suitable market price.

Bal Dake

[Signature]





02CC 821918

(5)

AND THEREFORE the Seller, under the direction and request of the Purchaser is executing the required Sale Deed in favour of the Purchaser in terms and conditions and in furtherance and pursuance of the verbal contract arrived between them.

Real Dake

[Signature]





हरादू

02CC 821916

(6)

NOW THIS DEED WITNESSETH AS UNDER

at in pursuance of the said verbal agreement, under the direction of the Purchaser and consideration of the agreed sum of Rs. 37,65,000/= (Rupees Thirty Seven Lacs Sixty Five Thousand) only well and truly paid by the Purchaser to the Seller in the following manner :-

Shal Bala

[Signature]





- (7)
- (a) Rs. 5,00,000/- paid vide Cheque No. 840351 dated 13-11-2004 drawn upon State Bank of India, Commercial Branch, Rajpur Road, Dehradun.
- (b) Rs. 5,31,000/- paid vide Cheque No. 840360 dated 15-01-2005 drawn upon State Bank of India, Commercial Branch, Rajpur Road, Dehradun.
- (c) Rs. 5,00,000/- paid vide Cheque No. 840564 dated 17-03-2005 drawn upon State Bank of India, Commercial Branch, Rajpur Road, Dehradun.

Shal Bala

[Signature]





(8)

- (d) Rs. 5,60,000/- paid vide Cheque No. 840565 dated 17-03-2005 drawn upon State Bank of India, Commercial Branch, Rajpur Road, Dehradun.
- (e) Rs. 11,00,000/- paid vide Cheque No. 840568 dated 30-05-2005 drawn upon State Bank of India, Commercial Branch, Rajpur Road, Dehradun.
- (f) Rs. 5,74,000/- paid vide Cheque No. 354307 dated 30-05-2005 drawn upon State Bank of India, Main Branch, Dehradun.

Total Rs. 37,65,000/- (Rupees Thirty Seven Lacs Sixty Five Thousand) only.

Shal Bhatia

[Signature]





02CC 821928

(9)

The Seller hereby acknowledge the receipt of the entire sale consideration and the Seller DOTH hereby convey, transfer and assign all that said piece of land having an area of 1214.30 sq. mts. (0.12143 hectares), morefully described in the Schedule given at the foot of this Deed and shown in the red ribband in the plan attached herewith and hereinafter referred to as the **THE PLOT HEREBY SOLD** with all rights, titles, interests and claims of the Seller in and upon the said plot of land with all easements, appurtenances, benefits and privileges attached or reputed to be attached to the said plot unto and to the use of the Purchaser TO HAVE and TO HOLD the same absolutely and forever, the actual and physical possession whereof has been delivered to the Purchaser by the Seller and the Purchaser has also taken the actual physical possession from the Seller on the spot and he has come in occupation thereof.

Handwritten signature

Handwritten signature





02CC 821927

(10)

That the Seller hereby further covenant with the Purchaser as under :-

- 1- That the Seller has a good and subsisting right and title to convey and sell the plot hereby sold to the Purchaser as hereby conveyed.

Shri. D. K. Singh

[Signature]





02CC 821926

(11)

- 2- That the Purchaser shall peaceably hold, use and enjoy the plot hereby sold without any hindrance or interruption from the Seller or any person (s) claiming through or under him or any other person (s) whomsoever.

Raj Bahar





02CC 821925

(12)

- 3- That the Seller and the Purchaser had already jointly submitted a residential plan for approval over the plot hereby sold in the office of MDDA, Dehradun and proceedings for approval are in progress. From today onwards, the Seller will have no interference and claim over the plan and only the purchaser will have exclusive right to construct residential building over the plot hereby sold according to the sanctioned plan. The Purchaser will be entitled to use and utilize the said building in any manner he may deem fit and to derive the benefit from the plot hereby sold.

Handwritten signatures of the Seller and Purchaser.





02CC 821925

(12)

- 3- That the Seller and the Purchaser had already jointly submitted a residential plan for approval over the plot hereby sold in the office of MDDA, Dehradun and proceedings for approval are in progress. From today onwards, the Seller will have no interference and claim over the plan and only the purchaser will have exclusive right to construct residential building over the plot hereby sold according to the sanctioned plan. The Purchaser will be entitled to use and utilize the said building in any manner he may deem fit and to derive the benefit from the plot hereby sold.

[Handwritten signatures]



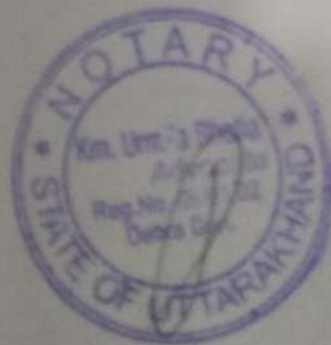


02CC 821925

(12)

- 3- That the Seller and the Purchaser had already jointly submitted a residential plan for approval over the plot hereby sold in the office of MDDA, Dehradun and proceedings for approval are in progress. From today onwards, the Seller will have no interference and claim over the plan and only the purchaser will have exclusive right to construct residential building over the plot hereby sold according to the sanctioned plan. The Purchaser will be entitled to use and utilize the said building in any manner he may deem fit and to derive the benefit from the plot hereby sold.

[Handwritten signatures]





02CC 821924

(13)

- 4- That the Seller shall be liable to pay all taxes and Govt. demands which may be due or found to be due in respect of the plot hereby sold uptill date and henceforth the same shall be the responsibility of the Purchaser himself.

Bal Rake

[Signature]





02CC 821923

(14)

- 5- That the Seller further declare that the plot hereby sold is free from all encumbrances, charges, liens, demands, mortgages, court attachments, acquisitions, disputes and litigation etc and he has clear and marketable title over it and he has not done anything whatsoever whereby the said plot of land or any part thereof may be subject to any lien or attachment of any court or person.

Shal Baha

[Signature]





02CC 821922

(15)

- 6- That the Purchaser will have a right to get his name mutated over the plot hereby sold in revenue records at his own expenses. The Seller will have no objection over it and he will extend his full co-operation in this regard to the Purchaser.

Shal Bala 





06AA 768000

MAY 2005

गार, देहरादून

(16)

- 7- That the Seller and all persons claiming under him shall at the cost and request of the Purchaser do or cause to be done all such acts, deeds and things which may be reasonably required for more perfectly assuring the plot hereby sold or any every part thereof unto the Purchaser and keeping him in possession thereof.

Gul Bahar

[Signature]





न्यायिकारी
2 MAY 2005
बागार, देहरादून

06AA 767999

(17)

8- That the Purchaser is satisfied regarding the Seller's competency to sell the plot hereby sold and is also satisfied regarding the title, ownership and possession of the seller regarding the plot hereby sold.

Shal Baha *[Signature]*





06AA 767999

विकारी
2 MAY 2005
वागार, देहरादून

(17)

8- That the Purchaser is satisfied regarding the Seller's competency to sell the plot hereby sold and is also satisfied regarding the title, ownership and possession of the seller regarding the plot hereby sold.

Shal Bala
Redundant





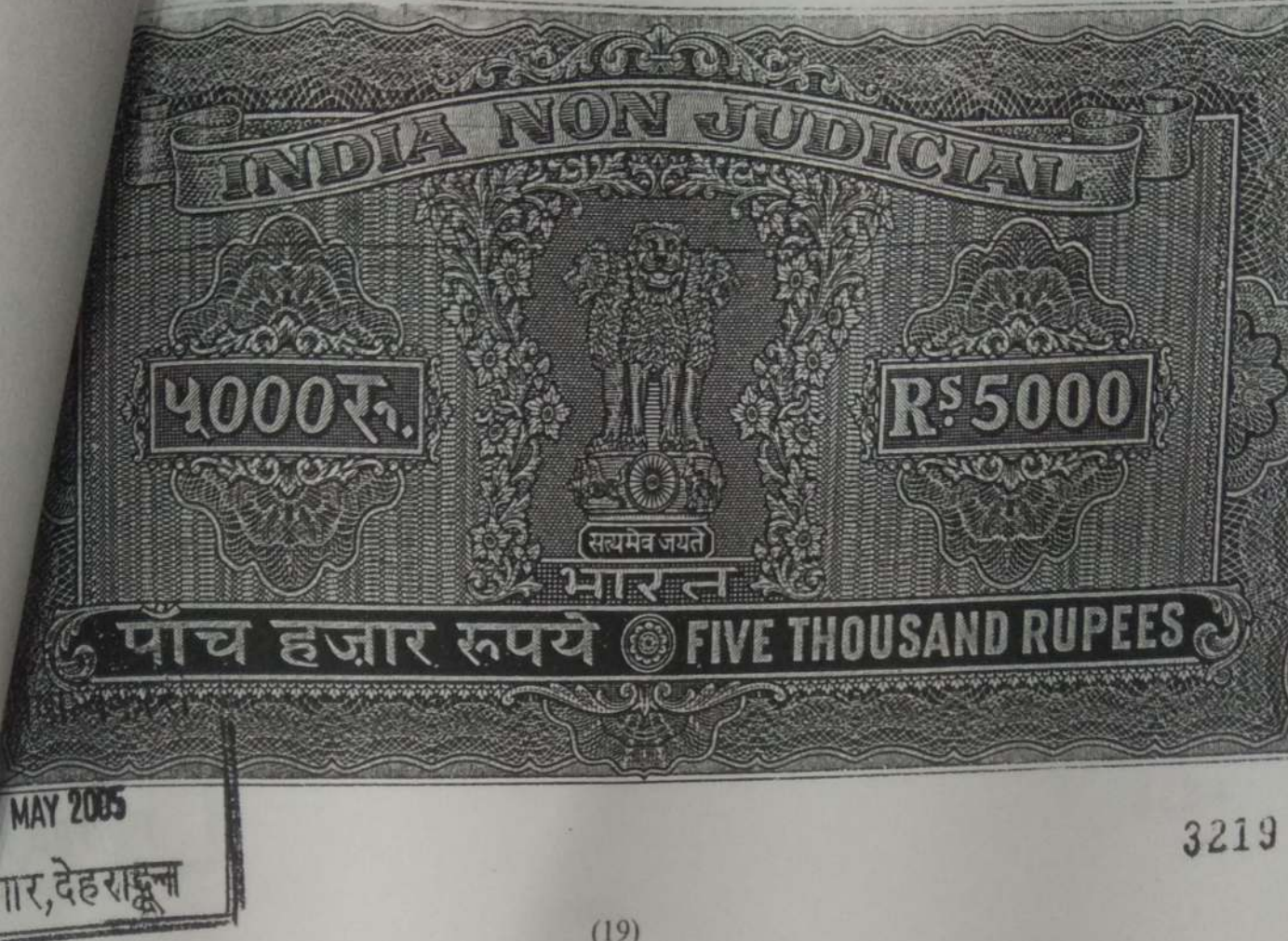
06AA 767998

(18)

- 9- That the Seller is not the member of Schedule Caste or Schedule Tribe and no trees or orchard exists over the plot hereby sold.

Gal Bala *[Signature]*



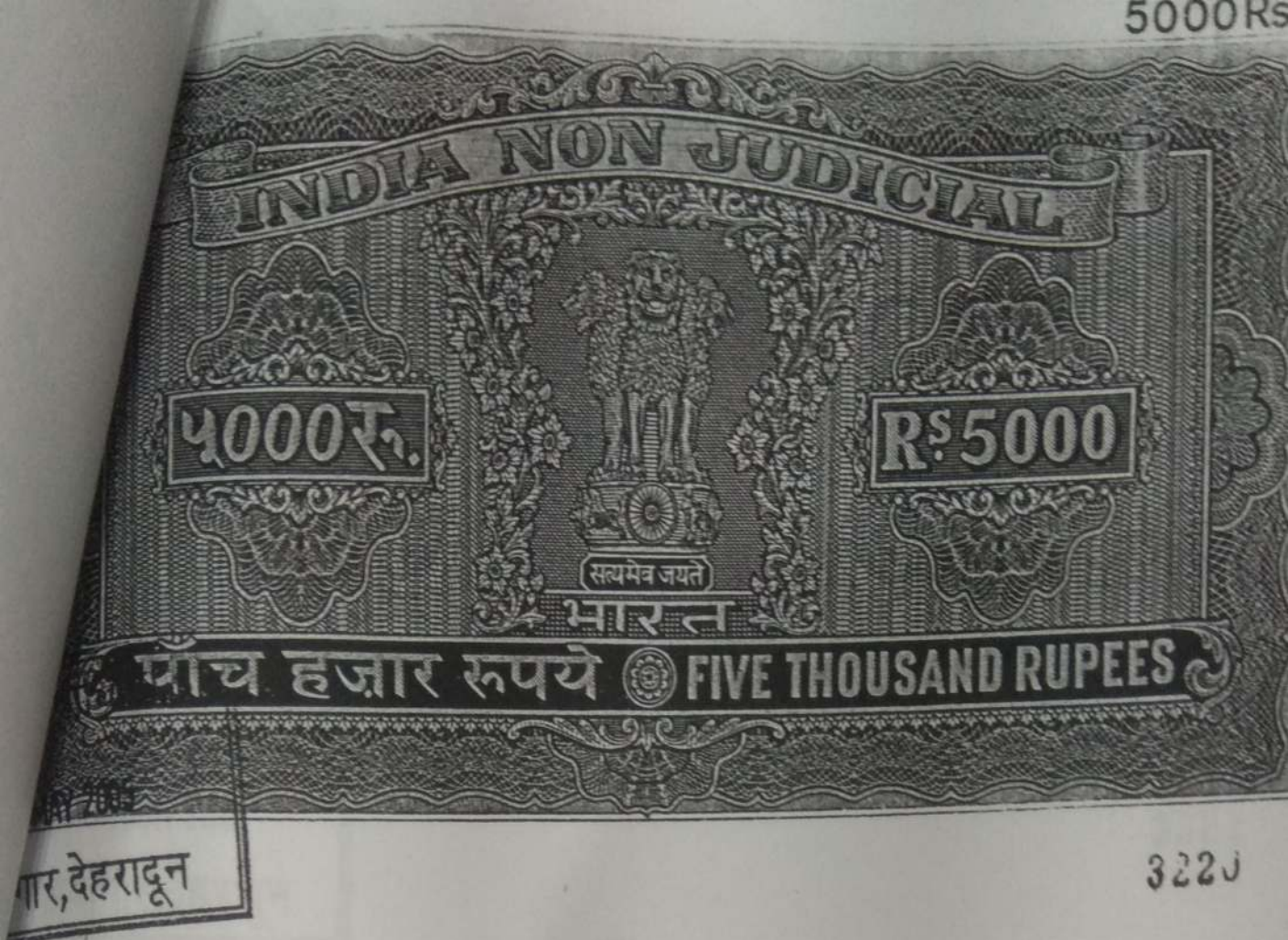


(19)

- 10- That the plot hereby sold is meant for residential purposes and is situated within the limits of Municipal Corporation of Dehradun in Village Dehrakhas Pargana Central Doon, District Dehradun and is more than 50 meters beyond the main Saharanpur Road within the area of Bindal Bridge to Turner Road. The Govt. value of the said plot comes to Rs. 37,64,330/- calculated at the prescribed circle rate of Rs. 3100/- per sq. mt. while the consideration of the plot hereby sold is Rs. 37,65,000/=. Hence the Stamp duty of Rs. 3,76,500/= is being paid on the consideration, being higher than the Govt. value.

Shal Baki *[Signature]*





(20)

- 11- That the plot hereby sold is neither declared surplus or excess vacant land under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 nor any proceeding u/s 10 or section 20 of the said Act is pending in respect of the said land before any Authority or any Court

Shel Bhatia

[Signature]



INDIA NON JUDICIAL

₹ 4000

₹ 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

16 MAY 2005

3221

कोषागार, देहरादून

(21)

12- That since the plot hereby sold is situated within the Municipal limits of Dehradun hence the provisions of Uttaranchal Act No. 29/2003 are not applicable over it.

Gal Baka *[Signature]*



5000RS.



16 MAY 2005

कोषागार, देहरादून

3221

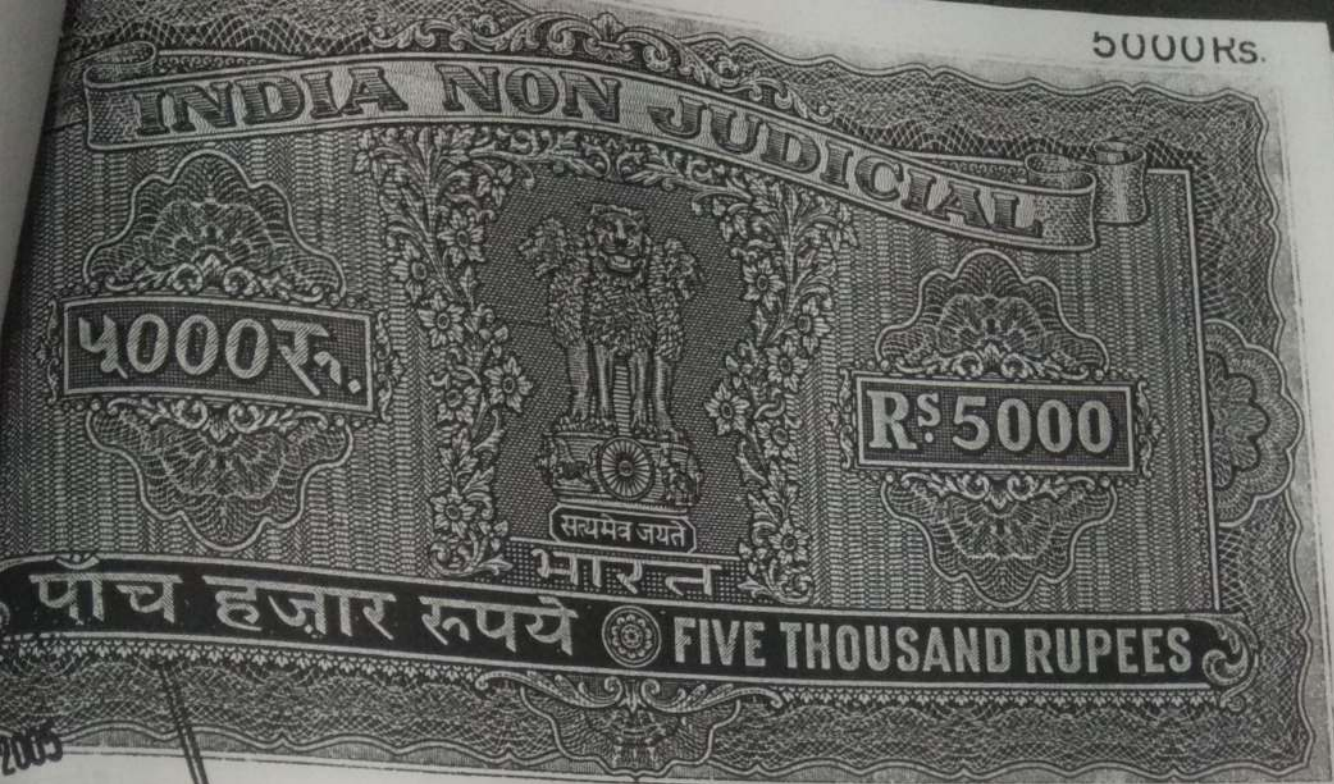
(21)

- 12- That since the plot hereby sold is situated within the Municipal limits of Dehradun hence the provisions of Uttaranchal Act No. 29/2003 are not applicable over it.

Gal Dake

[Signature]





3252

(22)

- 3- That no agreement for sale was ever executed and registered between the Sellers and Purchasers regarding the plot hereby sold.

[Signature]



INDIA NON JUDICIAL

५०००रु.

R^s 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

कोषाधिकारी

MAY 2005

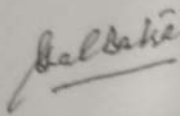
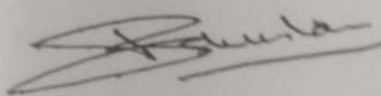
र, देहरादून

3226

(23)

SCHEDULE OF THE PLOT HEREBY SOLD

All that piece of land being part of Khasra No. (according to the Settlement of 1400 F.) 642-ka admeasuring 1214.30 sq. mts. (0.12143 hectares) situated in village Dehrakhas Pargana Central Doon, District Dehradun, bounded and butted as under :-


5000RS.

INDIA NON JUDICIAL

₹5000

RS 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये

FIVE THOUSAND RUPEES

6 MAY 2005

विवाह, देहरादून

3263

(24)

By East:

20 feet wide common road and thereafter Bindal River,
(Side measuring 120 feet)

Bal Bah

Bal Bah



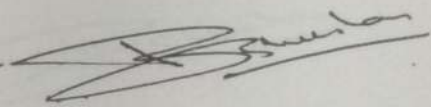


कोषा...
16 MAY 2005
16 MAY 2005
कोषागार, देहरादून
कोषागार, देहरादून
कोषागार, देहरादून

3215

(25)

20 feet wide road and thereafter property of Mr. Dhanraj Batra,
(Side measuring 60 feet)

Dhanraj Batra 



5000Rs.



6 MAY 2005

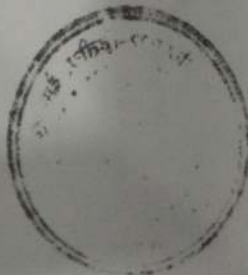
पुष्पागार, देहरादून

3216

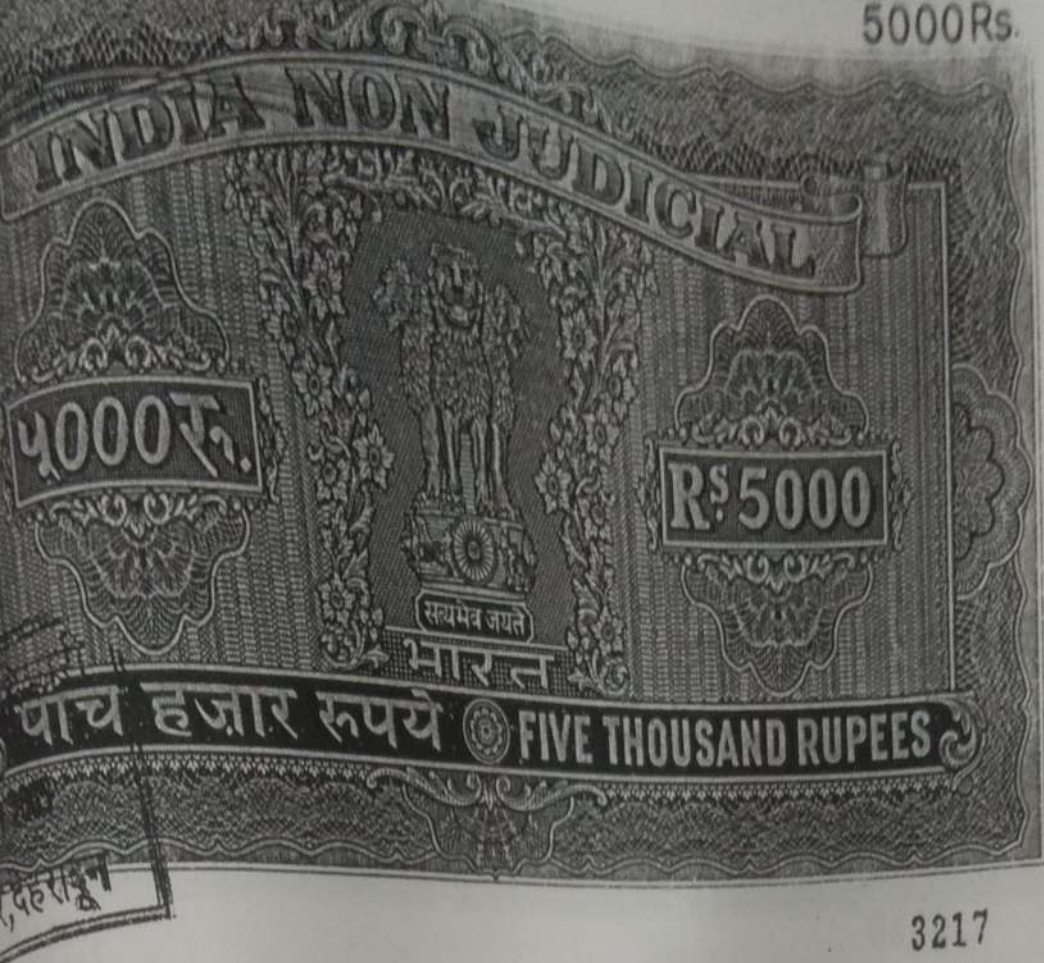
(26)

By North : Property of Mr. Balram Batra, (Side measuring 143 feet)

Bal Batra *[Signature]*



5000Rs.



(27)

By South : Property of Purchaser (Side measuring 157 feet 10 inches.)

Handwritten signature



1000Rs.



(28)

The plot hereby sold is shown in red ribband in the plan attached herewith and this plan will always be deemed as an integral part of this Deed.

Balsahi



INDIA NON JUDICIAL

५०० रु.

RS 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

(29)

IN WITNESS WHEREOF the Seller & the Purchaser have put their respective hands in the presence of the witnesses on this Deed on the day, month and year first above written.

Seller

Purchaser

Shyam Lal Batra
(Shyam Lal Batra)

Bharat Bhushan
(Bharat Bhushan Batra)

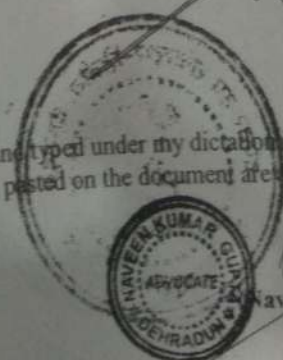
Witnesses

Km. URMILA BHATIA
Advocate & NOTARY, Dehradun

Harish Chandra
JAGRI KISHORE RAWAT
D/O. YRI. S. S. RAWAT
24/3, UNAY PARK EXT.
DEHRADUN.

U. R. Gupta
Advocate

This document is drafted by me and typed under my dictation in my office and the photographs of the Seller and Purchaser, pasted on the document are also attested by me.



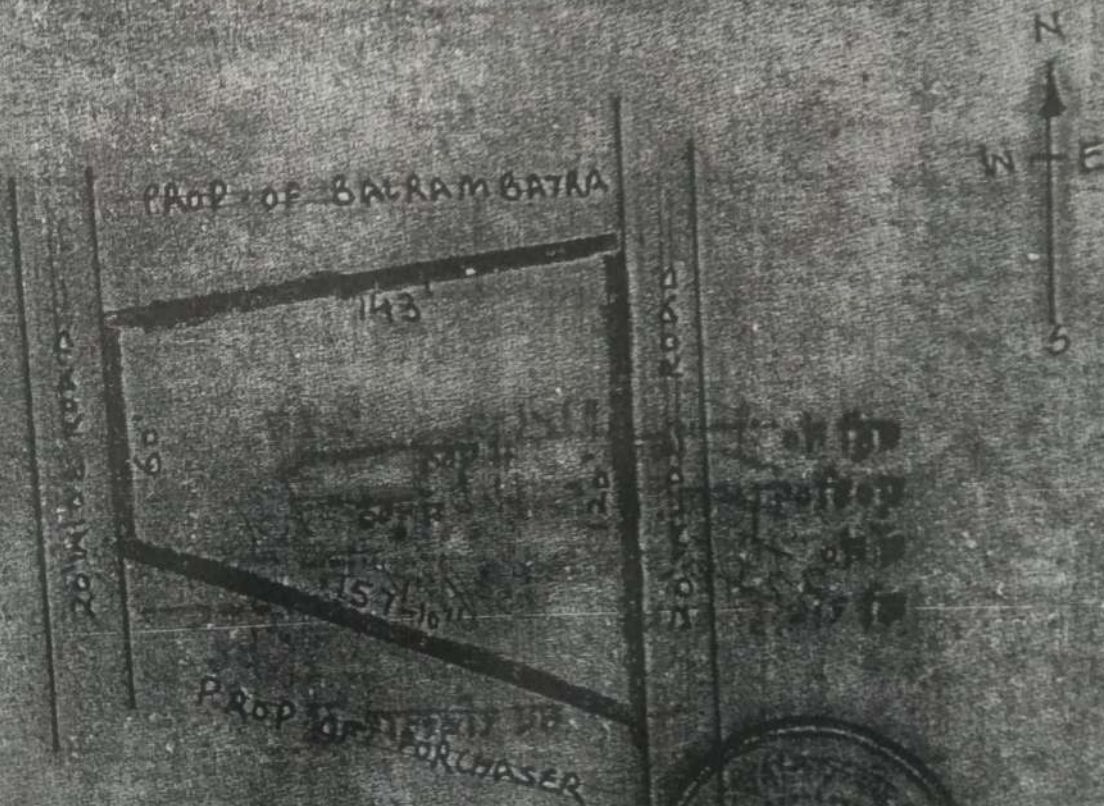
Urmila Bhatia
Advocate

THE PLAN OF LAND PART OF KATO OLD 362, 363 & 382 MIN.
SITUATED AT VILL. DEHRAKHAS PARBAND CENTRAL DOON
DISTT. D. DUN.

SOLD BY - SHYAM LAL BATRA

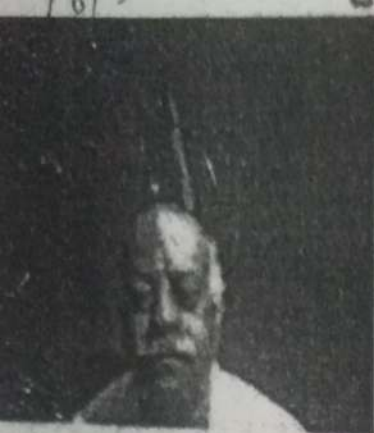
SOLD TO - BHARAT BHUSHAN BATRA

SOLD AREA SHOWN IN RED
TOTAL SOLD AREA - 1214.30 SQ. MT.



S. L. Batra
SIG. OF SELLER

B. B. Batra
SIG. OF PURCHASER



विक्रेता



क्रेता



गवाह



बही न. 1

जिल्द 1,440

पृष्ठ 214

ए.डी.फा.बुक 1

जिल्द 1480

पृष्ठ 731 से 744

में न.

3248

पर आज दिनांक 30/05/2005 में रजिस्ट्री की गई ।

उप निबन्धक सदर 2 देहरादून



CROWN 1.0

NIC UTTARANCHAL