

5425

SALE DEED

Consideration : Rs. 1,25,000/- (Rupees One lac Twenty Five thousand only)

Market value on which stamp duty paid : Rs. 3,32,000/- (Rupees Three lac Thirty Two thousand only)

No. of stamp sheets : 16

Stamp duty : Rs. 33,200/- (Rupees Thirty Three thousand Two hundred only)

Avas Vikas Duty : included Total Stamp Paid : Rs. 33,200/- (Rupees Thirty Three thousand Two hundred only)

Where as I/We : M/s Doon Udyog Private Limited, 59, Gandhi Road, Dehra Dun through its Estate Manager, Shri. G. M. Shorabh.

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 :

Shri **ASHOK MEHTA** s/o Late Shri K. R. Mehta R/o 170, Doon Vihar, Jakhan, Rajpur Road, Dehra Dun and **VIKAS DEWAN** S/o Shri. P.C. Dewan R/o 6, Municipal Road, Dalanwala, Dehra Dun

for consideration of : Rs. 1,25,000/- (Rupees One lac Twenty Five thousand only) received as follows : As per the sale-deed

The property is free from all encumbrances.

Detail of the property : Details of the property has been detailed at the foot of this deed.



SALE DEED

THIS DEED OF SALE is made on this the 14th Day of

December 1999 between M/s DOON UDHYOG (PVT.) LTD.

Regd. Office at 59, Gandhi Road, Dehra dun through its Estate

Manager Shri. G. M. SOHRABH hereinafter referred to as the

Vendor of the first part, AND Shri ASHOK MEHTA S/o Late

Shri K. R. Mehta resident of 170, Doon Vihar, Jakhan, Rajpur

Road, Dehra Dun and Shri. VIKAS DEWAN S/o Shri. P. C.

Dewan resident of 6, Municipal Road, Dalanwala, Dehra Dun

both hereinafter called the Vendee of the other part.

G. M. Sohrab2....



वरिष्ठ कोषाधिकारी
॥ देहरादून
०६०३५७

WHEREAS the Vendor is the absolute owner of ~~58208~~ ⁵⁸²⁰⁸ t

property known as Anekant Place situated at 29, Rajpur Road,

Dehra Dun which is a huge shopping complex constructed by

the vendor having purchased the said property as land vide sale

deed dated 30.3.72 and 20.4.72 respectively from Shri K. C.

Sinha S/o Late Shri Sharat Chand. Sinha, and thereafter got

constructed a huge complex thereon.

[Handwritten signature]



देहरादून

0 DEC 1991

And whereas the said shop cum godown is ~~very~~ ⁵⁸²⁰⁹ old

construction and NO OBJECTION CERTIFICATE vide no.

3154 dated 9.10.91 to this effect has been obtained from the

Secretary, MDDA, Dehra Dun.



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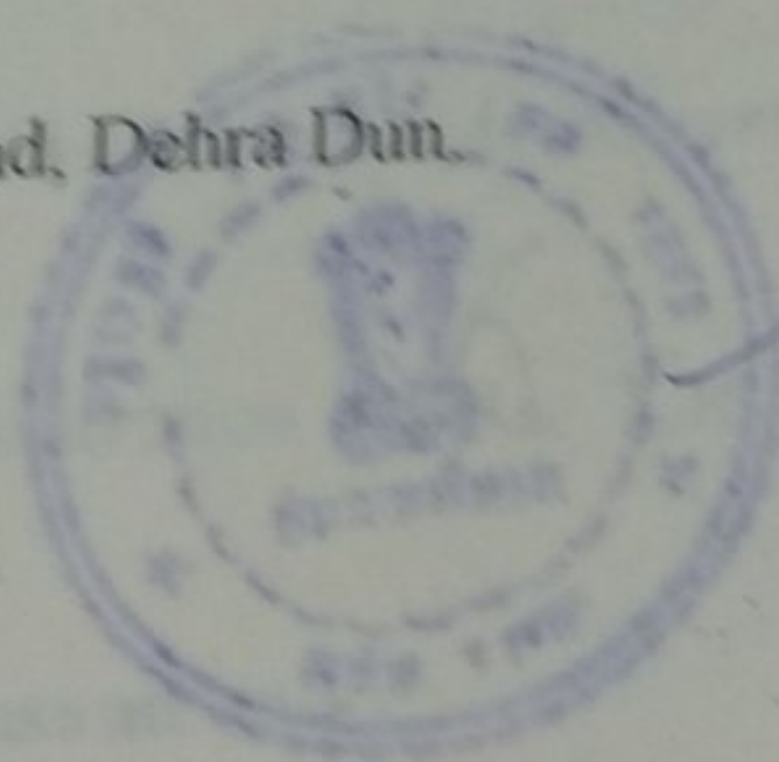
WHEREAS M/s Doon Udyog (Pvt.) Ltd. by a resolution dated 58210

20.10.99 passed in its board of directors meeting, authorised

Shri. G. M. SHORABH its Estate Manager to execute the sale

deed in favour of the vendee of Shop No. 2 at Anekant Place,

29, Rajpur Road, Dehra Dun.



G. M. Shorabh



WHEREAS the vendor intends to sell a shop cum godown

forming part of property no. 29, Rajpur Road, Dehra Dun

(Anekant Place) morefully described in the Schedule hereunder

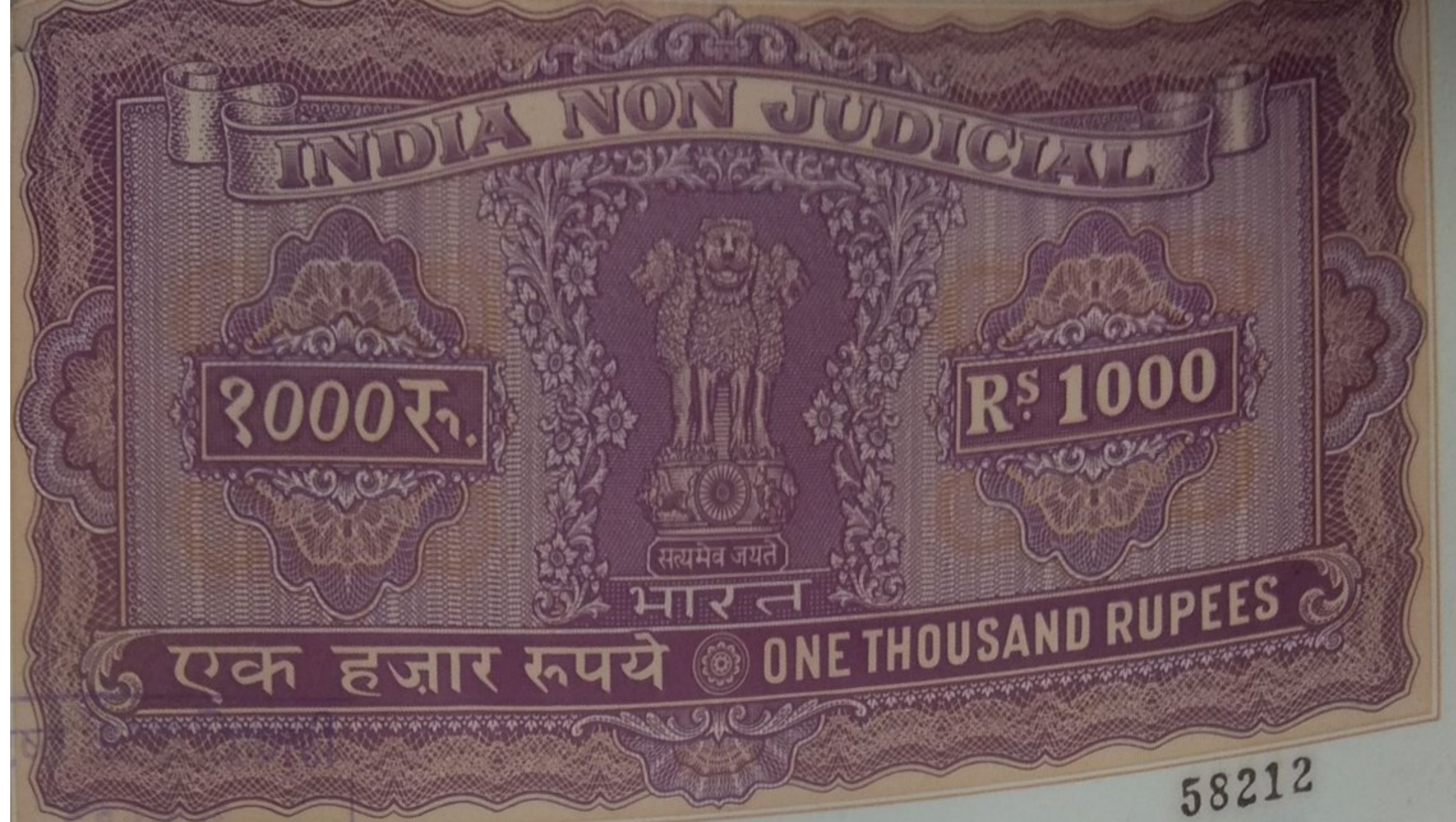
and delineated by the red line and marked by A.B.C.D. in the

Annexed map and the Vendee is interested to purchase the same

for a Sale consideration of Rs. 1,25,000/- (Rupees one lac

twenty five thousand only).

[Handwritten signature]



NOW THIS DEED WITNESSETH AS UNDER :-

That in pursuance of the said agreement and in consideration of

Rs. 1,25,000/- (Rupees one lac twenty five thousand only)

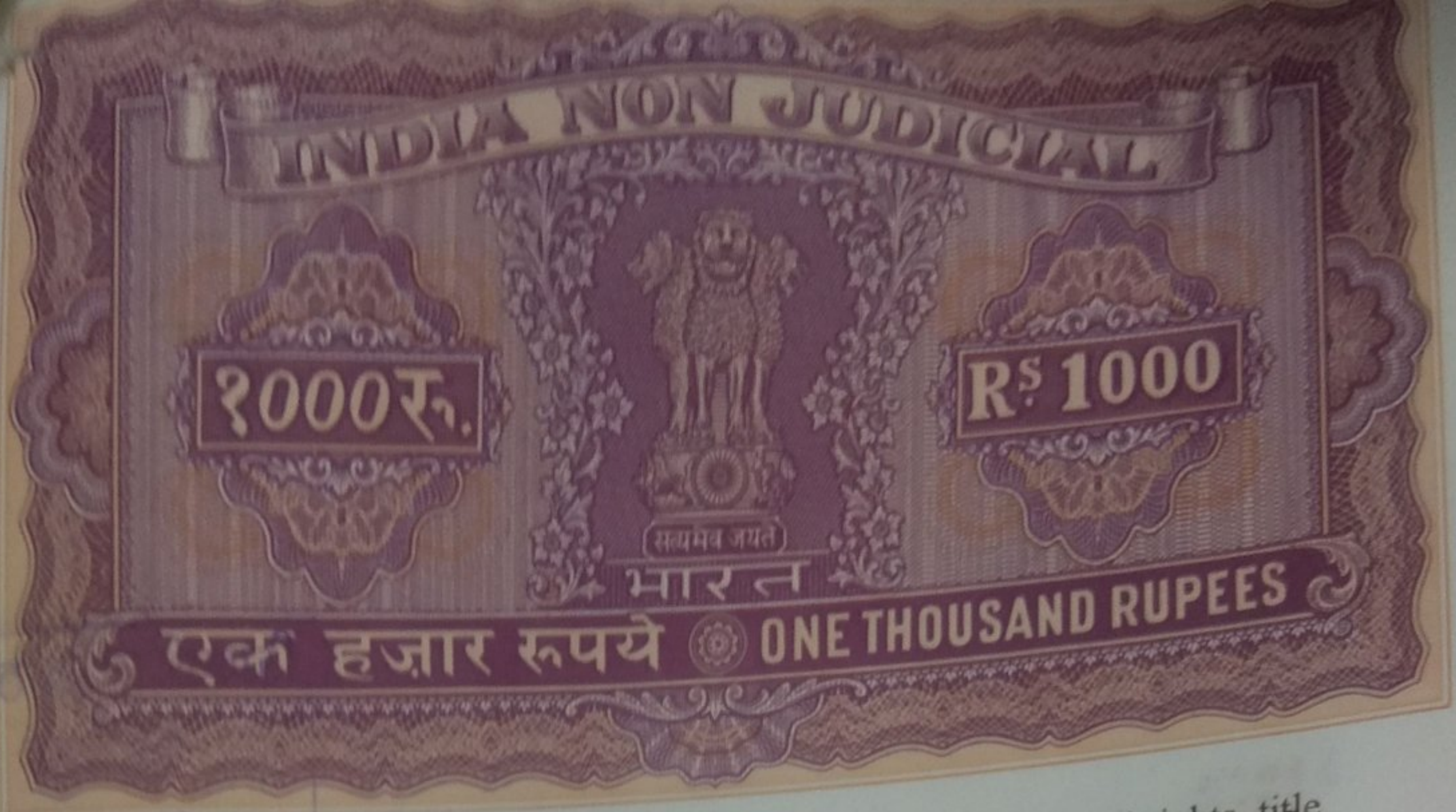
paid by the vendee to the vendor as under :

AMOUNT (Rs.)	PAY ORDER NO.	DATED	DRAWN ON
1,25,000/-	350591	14.12.99	Oriental Bank of Commerce, Karanpur Branch, Dehra Dun

The Vendor do hereby convey, transfer and assigns all that shop

cum godown morefully described hereunder and delineated

with red line and marked by A.B.C.D. in the annexed map,

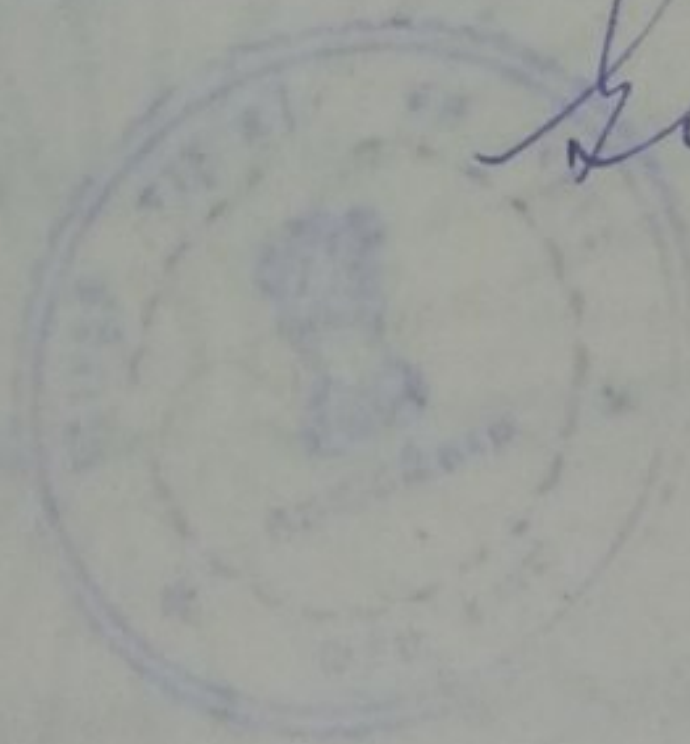


UNTO AND TO the use of the said vendee with all rights, title, **58213**

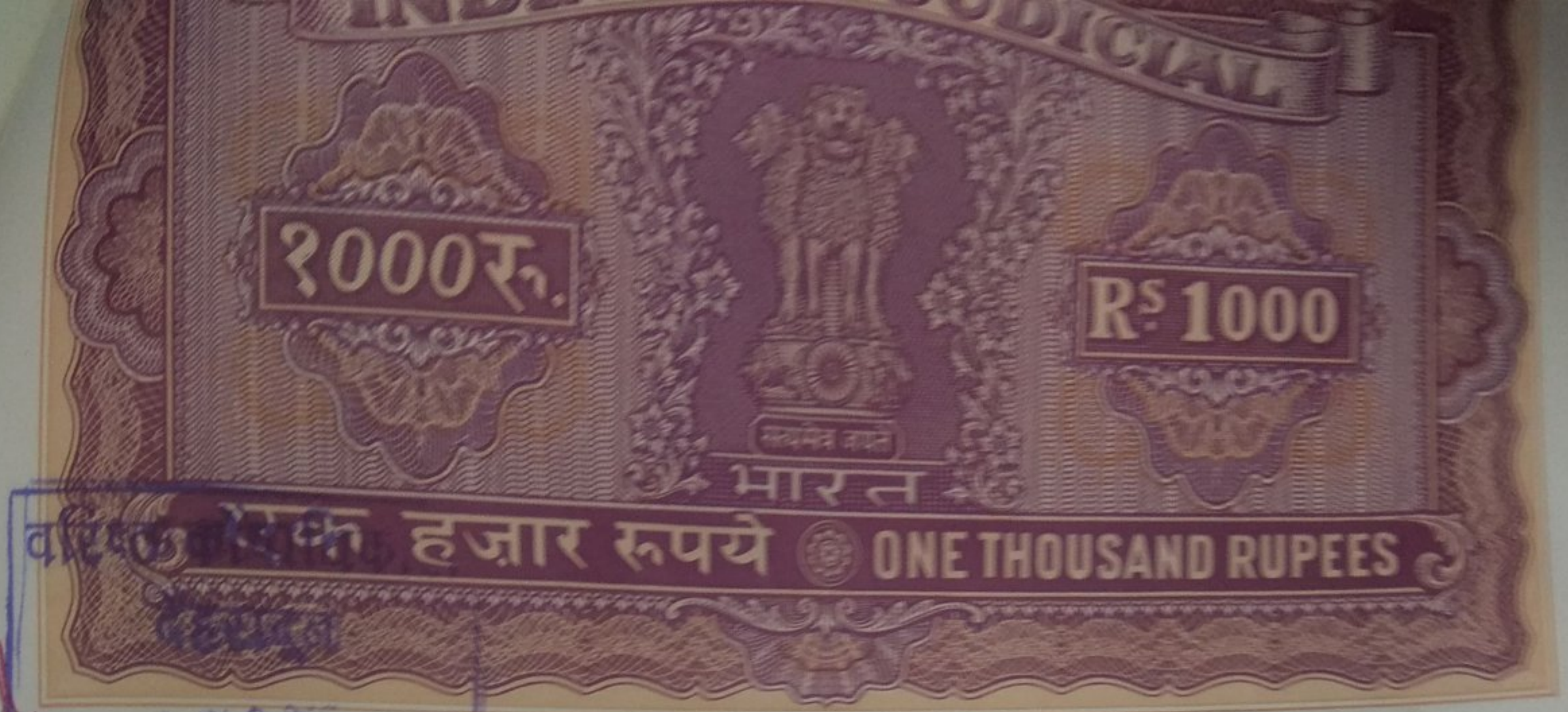
interest, easements appurtenances etc. of the vendor into and

upon the said property **TO HAVE AND TO HOLD** the same

absolutely and forever.



Signature



58214
THAT the property hereby sold is free from all encumbrances

charges, liens, demands, mortgages, court or other attachments

etc. the physical and vacant possession thereof has been

delivered to the vendee on the spot this day.

THAT the vendee shall hereafter be fully entitled to use hold

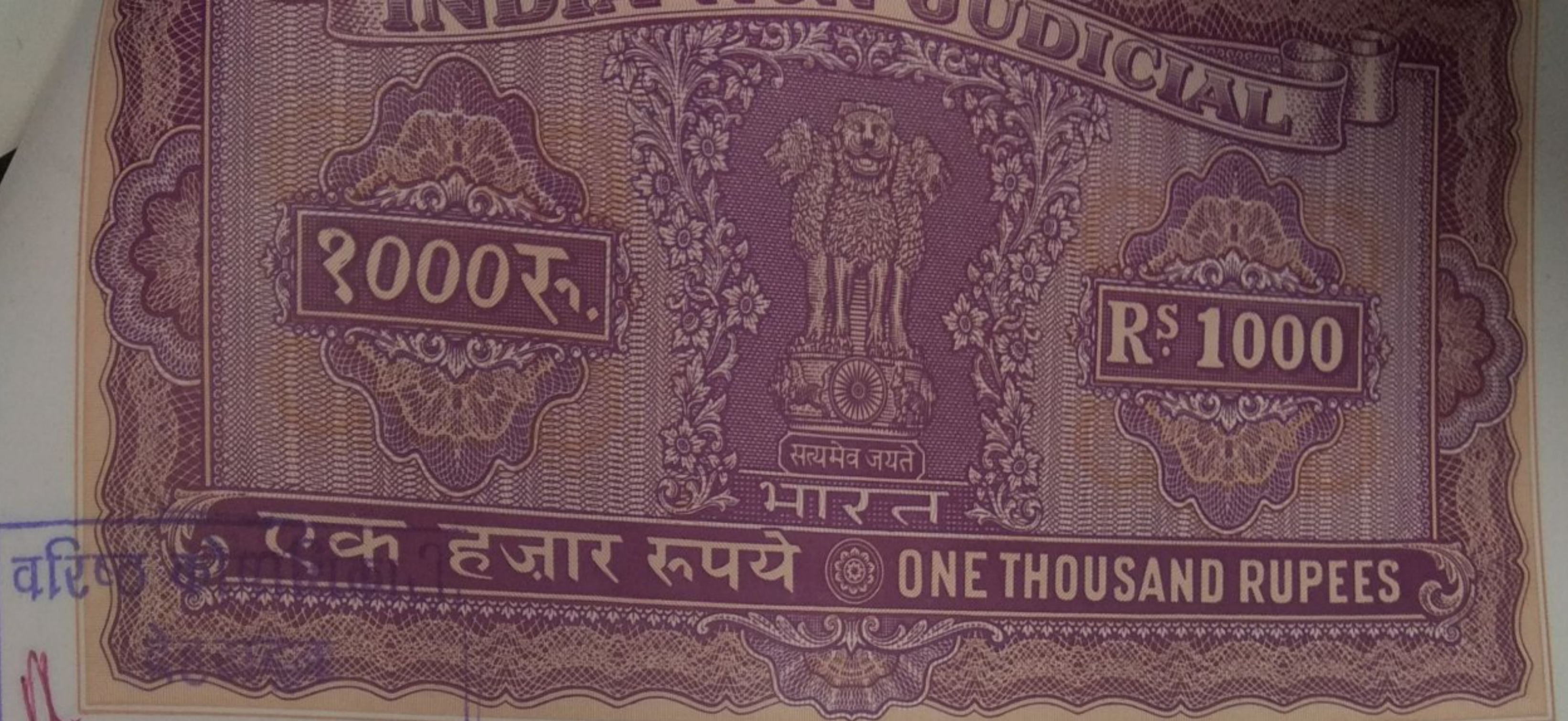
and enjoy the said property in any manner he may like without

any let or hindrances from the vendor or any one else or transfer

the same in any manner and that the said property mutated in

his name in the municipal record.

[Handwritten signature]



58215
THAT all the taxes, due and payable in respect of the said

property upto the date of the deed shall be paid by the vendor

and thereafter the same shall be paid by the vendee.

THAT the vendor at the cost of the vendee shall do and execute

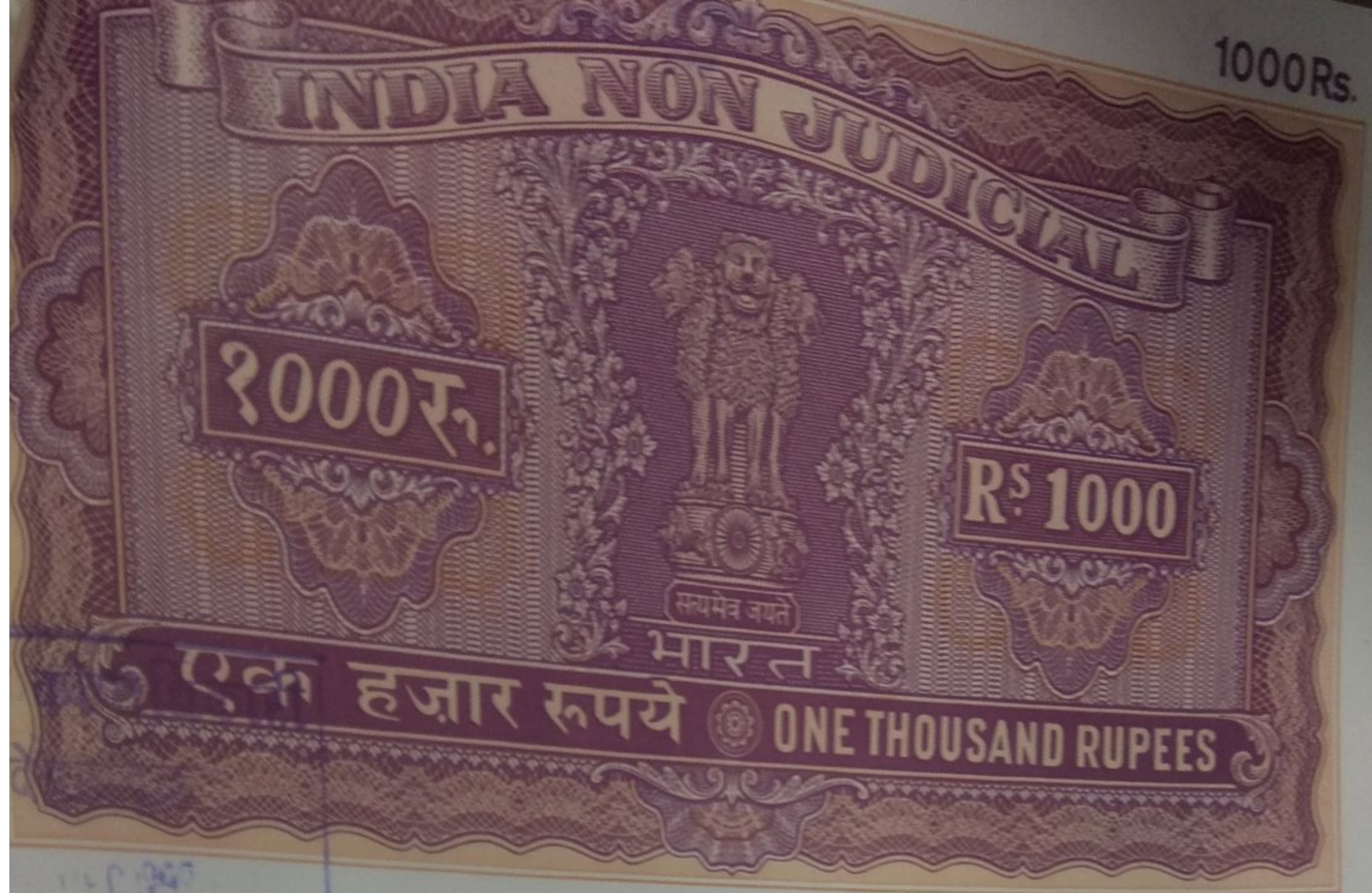
all such acts, deeds and things as may be lawfully required for

completing and more perfectly assuring the title of the said

property and keeping the vendee in possession thereof as its

sole owner.

[Handwritten signature]



114 C 1997
THAT if for any reason either on account of defect in the title **58216**

of the vendor or his competency to sell, the vendee suffers any

loss or damages or is deprived of any right, title or interest in

the said property or any part thereof the vendor shall

compensate the vendee of all losses incurred by the vendee in

litigation and value and other expenses including the cost of

improvements registration stamp charges etc.

Sundharah



PROVIDED always and it is hereby mutually agreed that the

expressions vendor and vendee wherever used shall be given

the fullest scope and the widest meaning and shall include their

heirs, successors, administrator and assigns of the parties as the

parties themselves.

THAT the property hereby sole is a shop cum-godown situated

at 29, Rajpur Road, Dehra Dun and only ground floor portion

has been sold to the purchaser and the right of roof is not sold

the total area is 247 sq. ft. i.e. 23 sq. meter the commercial

circle rate declared by the collector Dehra Dun is Rs.3,200/- per



sq. meter so the cost of land comes to Rs. 73,600/- and the

shop portion is 97.5 sq. ft. the circle rate is Rs.5/- per sq. ft. so

the cost of shop comes to Rs. 1,46,250/- and the area of the

godown is 149.5 sq. ft. the circle rate of godown is Rs.2.50 per

sq. ft. so the cost of godown comes to Rs. 1,12,125/- now the

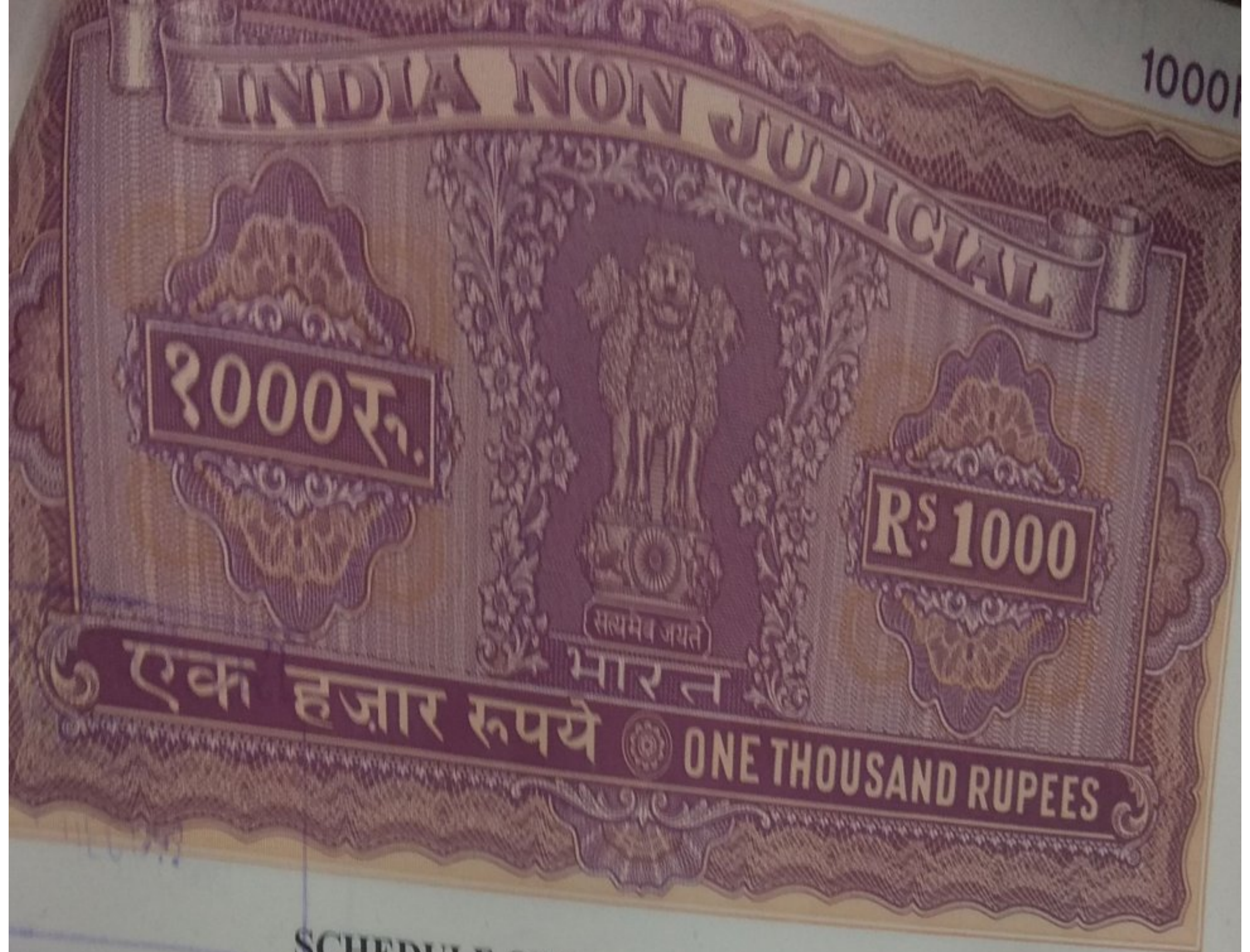
total cost comes to Rs. 3,32,000/- on which Stamp duty has

been paid. That there is no prior agreement between the parties.

The property hereby sold is situated about 300 ft. far from the

main Rajpur Road. The photo of vendor is attested by Shri. V.

K. VERMA Advocate.



SCHEDULE OF THE PROPERTY HEREBY SOLD: 58219

All that Shop cum Godown situated on the ground forming part of the property no. 29/2-B, Rajpur Road, Dehra Dun popularly known as Anekant Place, Dehra Dun measuring 247 sq. ft. or 23 sq. meter out of which shop area is 97.5 sq. ft. and godown area is 149.5 sq. ft. delineated with red line and marked by words A.B.C.D. in the annexed map bounded and butted as under :

[Handwritten signature]

INDIA NON JUDICIAL

₹000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

NORTH : Service Lane 16 ft. wide

58220

Side Measuring : 6 ft 6 inches

SOUTH : 69 ft. wide road

Side Measuring : 6 ft 6 inches

Sushrah



EAST : Property of Vendor (M/s Doon Udhyog Private Limited) Shop cum godown 29/2-A, which is being sold today to the vendee.

Side Measuring : 38 ft.

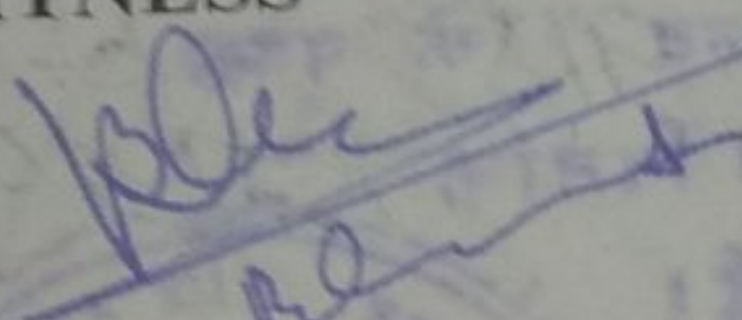
WEST : Staircase, property of vendor (M/s Doon Udhyog Private Limited)

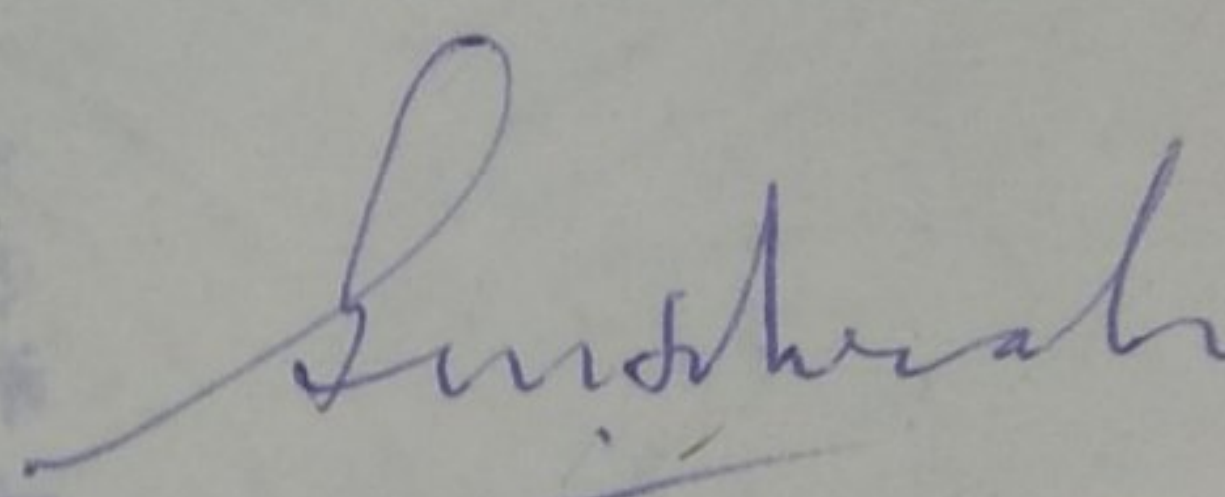
Side Measuring : 38 ft.

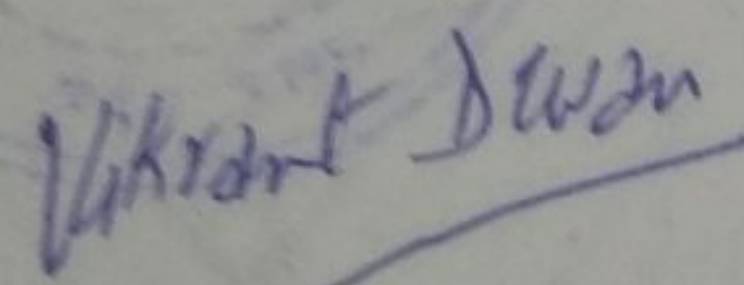
with all rights and easement.

IN WITNESSES WHEREOF THE VENDOR HAS
SIGNED THIS DEED ON THE DATE, MONTH & YEAR
FIRST ABOVE WRITTEN.

WITNESS


1. Mr. V. K. VERMA, Advocate

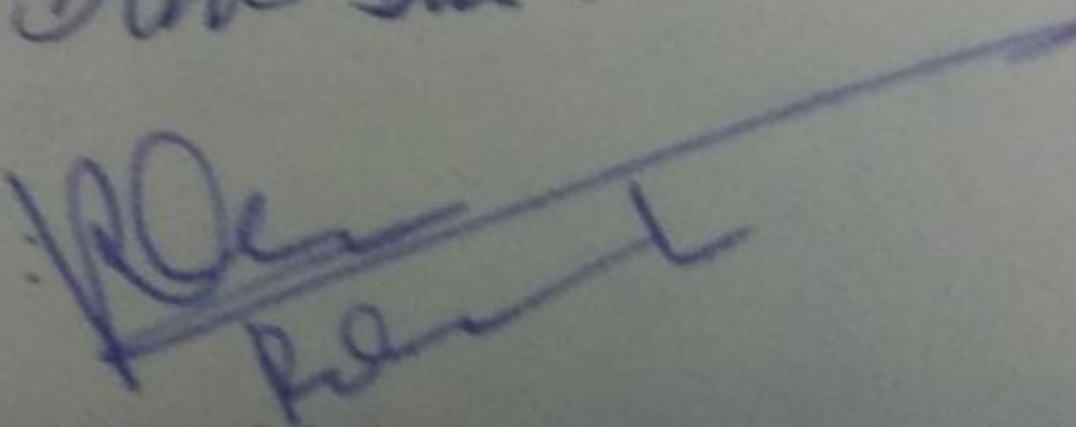

VENDOR through
its authorised
signatory.


2. Mr. VIKRANT DEWAN

S/o Sh. P. C. Dewan

6, Municipal Road
Delhi 110 001.

Drafted by :



SITE PLAN OF SHOP CUM GODOWN,
SITUATED AT 29 RAJ PUR ROAD,
2-B (ANEKANT PALACE) DEHRA DUN.

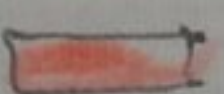
SOLD BY:- DOON UDHYOG PVT. LTD.

SOLD TO:- SH. ASHOK MEHTA & SH. VIKAS DEWAN

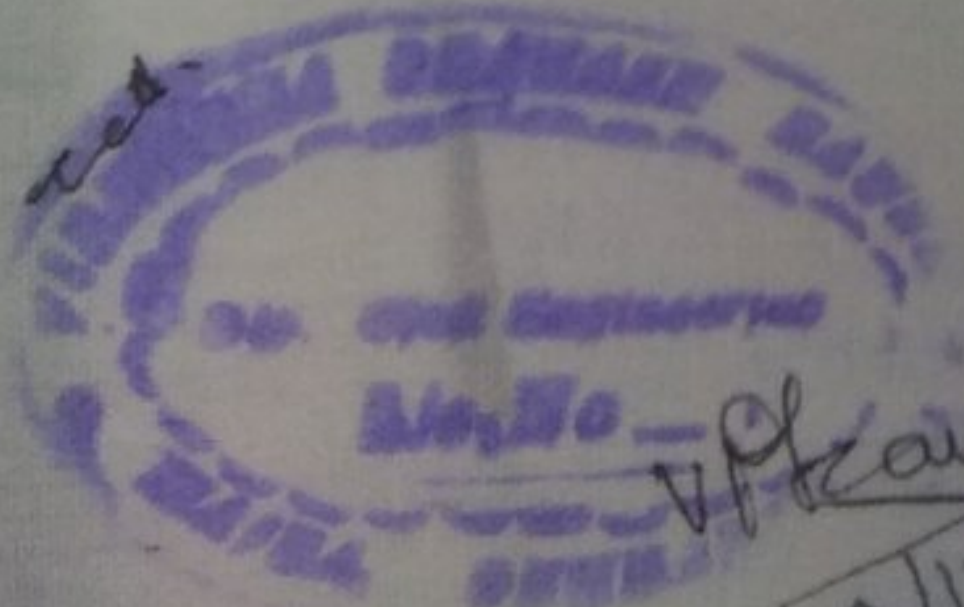
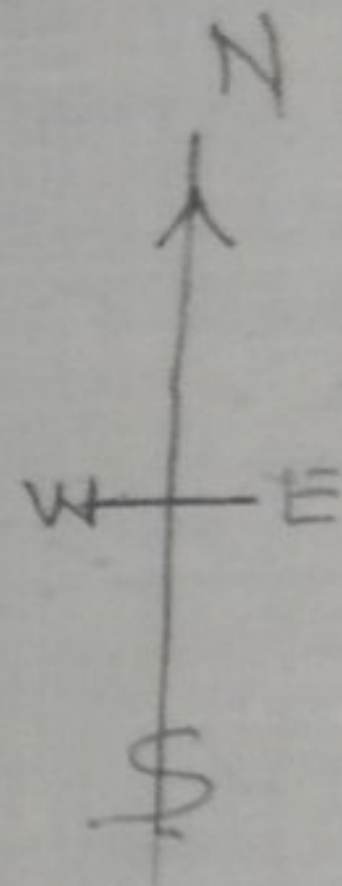
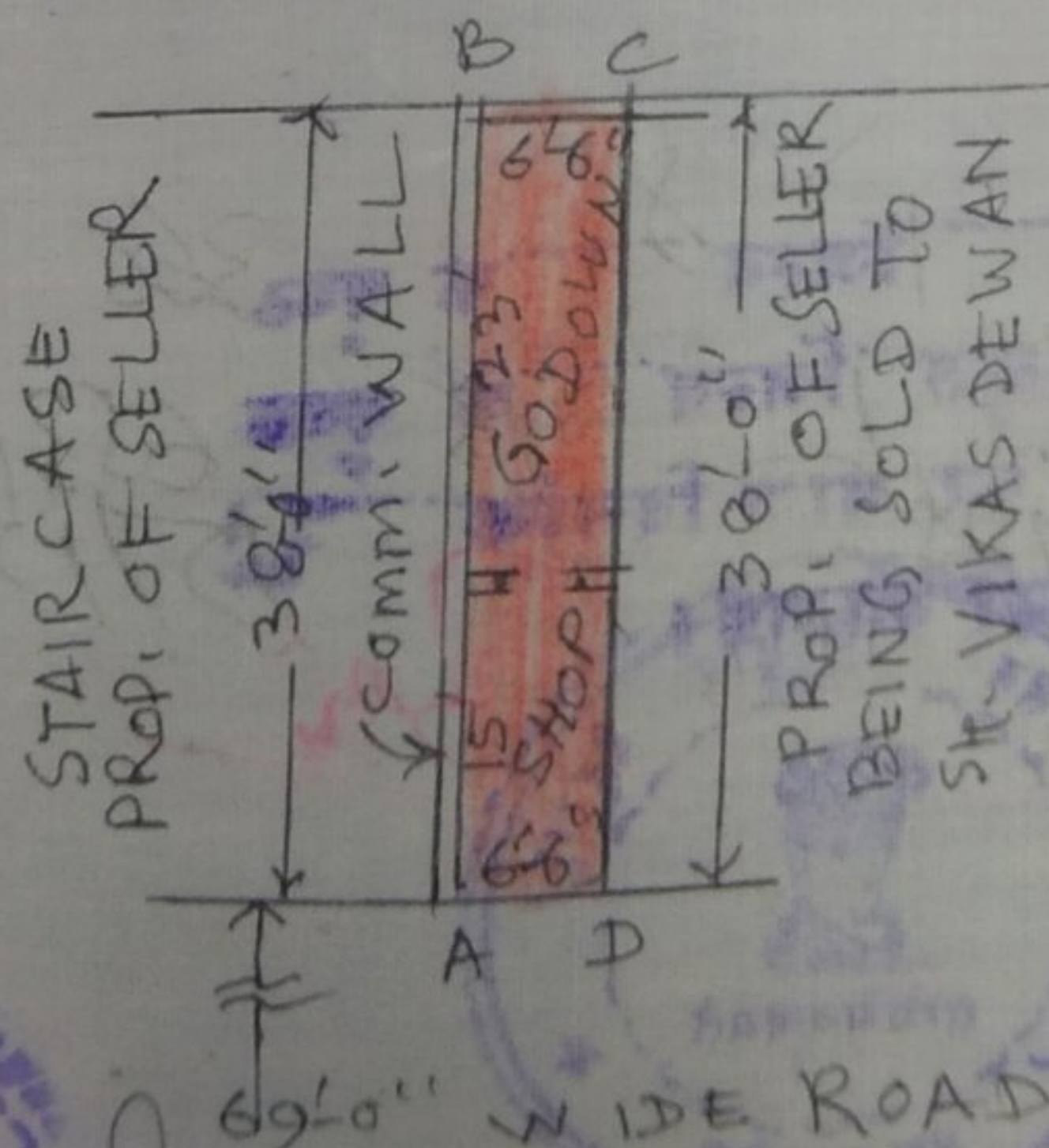
AREA SOLD = TOTAL 247 SFT. = 23 SMT.

SHOP AREA 97.5 SFT.

GODOWN AREA 149.5 SFT.

AREA SOLD MARKED A, B, C, D, &
SHOWN RED 

16'-0" WIDE SERVICE LANE



14/12/99

Signature

SIG. OF SELLER.