

37

SALE DEED

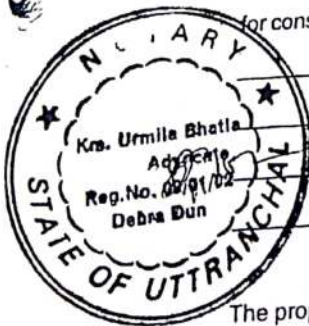
Consideration Rs 175000/-
 Market value on which stamp duty paid Rs 227000/-
 No. of stamp sheets 16
 Stamp duty 22700/- Avas Vikas duty Including Total stamp paid 22700/-
 Where as I/We Jogdutt Parshad S/o Shri Ramji Sakay
1837-1/1 Rajpur Road Dehradun

am/are the sole / joint owners proprietors of the property detailed in the end and also in the possession of the same, do here by sell to Rameshwar Havelia S/o Shri
Naresh Lal Havelia R/o Karamela Dehradun

for consideration of Rs. 175000/-

received as follows

as detailed in Sale Deed

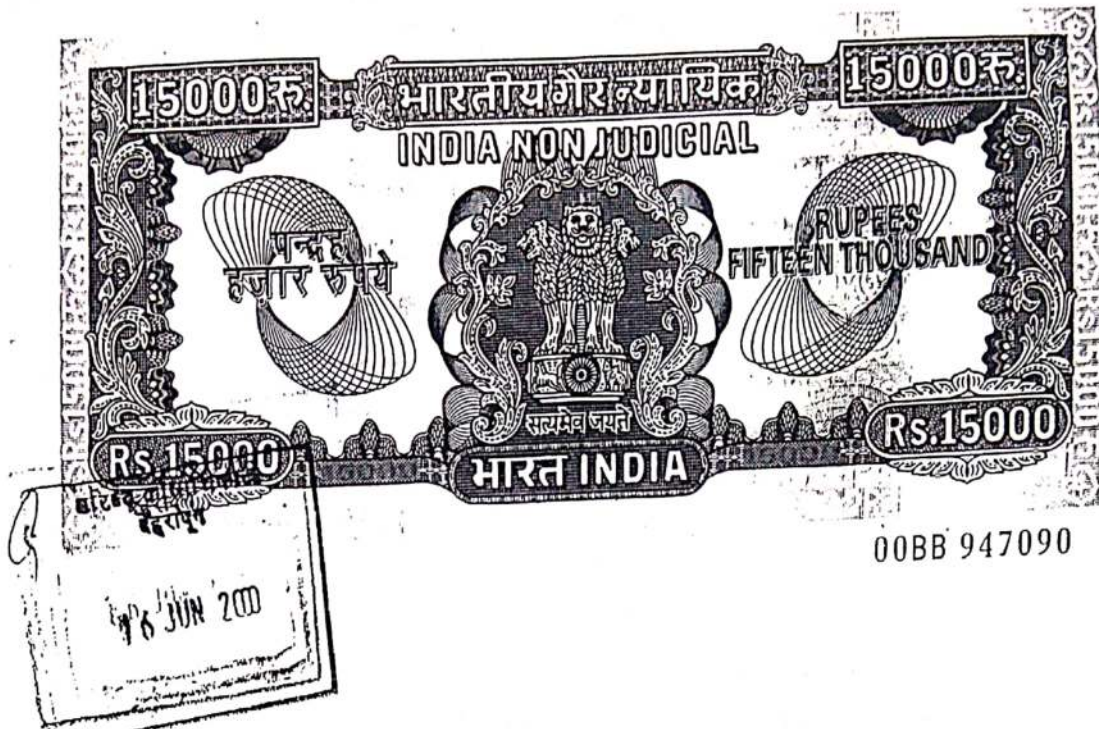


The property is free from all encumbrances

Details of the property

as detailed in Schedule

25



SALE DEED

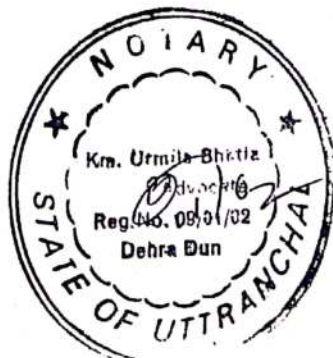
Collectorate Court, DEHRADUN
Shri Jagdish Prasad, S/o Late Laxmi Sahay, at present residing at 183-1/1, Rajpur Road, Dehradun (hereinafter referred to as Seller/vendor of the one part.)

In Favour of

Shri Rameshwar Havelia, S/o Shri Madholal Havelia, R/o Village Kuanwala, Distt. Dehradun (hereinafter referred to as Purchaser of the one part).



SANJIV K. ADVOCATE
Collectorate Court, Dehradun



1000Rs.



Treasury Dehra Dun.

- 9 JAN 2003

A.T.O. (Cash)
Treasury, D.

46452

That the land having an area of 125.87 sq. mtr. (More detailfully described in schedule given in the end of the sale deed) part of khasra no. 1514 Moza Dhakpatti, Pargana Central Doon, Distt. Dehradun forming part of property no. 183 Rajpur Road has been purchased by the seller on 6th of June 2001 through a sale deed duly registered in the office of Sub Registrar Dehradun vide registration bahi no. 1, zild 491 AD FA Book Zild 1004 Page 269-280. The said land has been purchased by the seller from one Ms Shanti Ruby Kantora Posne daughter of Shri Baldev Singh Kantora previously resident of 183, Rajpur Road, Dehradun now residing at Angel's Academy, Saktipuram, Chinyalisod, Tehsil Donda District Uttarkashi.



1000Rs.



Issued From
Treasury Dehra Dun.

- 9 JAN 2002

A.T.O. 1
Treasury.

46450

And whereas the said land was acquired by Shanti Ruby Kantora from Mr. S. Ponse through a duly executed will dt. 13.01.1982 and Shri S. Ponse died on 23.04.1993 .

Whereas , probate of the said Will was duly granted by court of IInd Additional District judge , Dehradun in Misc. Case No. 245 of 1993 vide order dated 03.04.1995.

[Handwritten signatures]



1000Rs.



Issued at

Treasury Dehra Dun.

12.7 JAN 1963

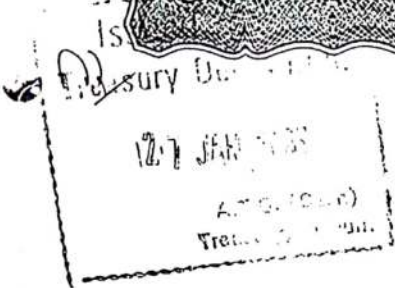
A.T.O. (Cash)
Treasury, Dehra Dun

48659

And whereas Late Mr. S. Ponse S/o John Ponse R/o 183 Rajpur Road, Dehradun became full owner of the property by virtue of Gift Deed dated 08.10.1956 registered in Book No. 1, Volume 504 at page 6 to 9 at Serial No. 1584 on 10.10.1956 in the office of the Sub Registrar, Dehradun.



1000Rs.



48660

And whereas the vendor is interested in selling the land since now it is of no use to him.

And whereas after negotiations the parties have agreed to sell and purchase the said land on terms and condition as follows.

[Handwritten signatures]



500Rs.



Now the deed witnesses as under:-

That the seller has agreed to sell the property in consideration of Rs. 175000/- (one lac seventy five thousand) only which the purchaser has paid to the seller.

Cheque of Rs. 175000/- (One lac seventy five thousand) bearing no. 31633 dt. 30.01.2003 of Oriental Bank of Commerce, Dehradun, which seller hereby confirms the receipt.

[Handwritten signatures]





The vendor hereby covenants with the purchaser as follows:-

1. That the said property hereby sold shall be quietly entered into and upon and held and enjoyed and profits received there from by the purchaser without any interruption or hindrance by the vendor or any other person claiming through or under him.

[Handwritten signatures]





2. That the vendor will at the cost of purchaser or any other person requiring the same execute all documents and do every such Act., assurance or thing as may be necessary or required for further more perfectly assuring the property hereby sold to the purchaser.
3. That the interest hereby transferred subsists and the vendor has the power to sell the same.

[Handwritten signatures]



500Rs.



4. That the land hereby sold is free from encumbrances, charges, liens, litigations etc.

[Handwritten signatures]





5. That in case the purchaser is deprived of the whole or any portion of the said land, the purchaser shall be entitled to recover from the vendor the market value together with cost and damages.

[Handwritten signatures]





6. That the vendor has delivered the actual physical possession of the property hereby sold to the purchaser today.

[Handwritten signatures]



500Rs.



19 JAN 2011

A.T.O. (Cash)
Treasury, D.Dun.

7. That all taxes etc. due in respect of the property hereby sold till the date of this deed shall be paid by the vendor and thereafter by the purchaser.

[Handwritten signatures]



50 Rs.



8. That except for the agreement with the purchaser, the vendor has not entered into any agreement in respect of the said property with any other person.

[Handwritten signatures]





9. Provided always and it is hereby agreed that whenever such an interpretation would be requisite to give fullest possible scope and effect to any contract or convenient herein contained, the expression "Vendor" and "Purchaser" herein before used shall include their respective heirs, legal representative, successors and assignees.
10. That the property is situated 100 mtr away from Main Rajpur Road and is between Diversion and Rajpur Village, where the circle rate prescribed by the collector Dehradun is Rs. 1800 per sq. mtr., the total land area is 125.87 sq. mtr. Valuation of which comes to Rs. 226800/-

[Handwritten signatures]



50 Rs.



ISSUED

27 JAN 2007

TREASURY, D. D. D.

11. And whereas the sale consideration is less than the valuation, thus the stamp duty i.e. 10% of valuation comes to Rs. 22680/- say Rs. 22700/- has been paid.

[Handwritten signatures]



50 Rs.



ISSUE FROM

27 JAN 2003

TREASURY, DOON.

SCHEDULE OF PROPERTY

All that plot of land forming part of property No. 183 Rajpur Road, Dehradun (Khasra No. 1514) Mauza Dhakpatti, Pargana Central Doon, District Dehradun measuring 125.87 Sq. Mts. As shown in the site plan annexed and delineated by red lines.

IN witness whereof the seller and the purchaser have executed this Sale Deed on the day, month and year first above mentioned.

SELLER

Witnesses:

PURCHASER

Bimal Kumar Bhadoria S/o Sh. Lal Singh Bhadoria
R/o Mill Road Doiwala

Suresh Chandra Singh
R/o Rajpur Wogal
Doon.



Attested True Copy

KM. URMILA BHAT
Advocate & NOTARY, L

Dr. H. C. Singh

SANJEEV SHARMA

SITE PLAN PART OF PROP. NO. 183

RAJPUR ROAD, D. DUN.

SOLD By :- SH. JAGDISH PRASAD

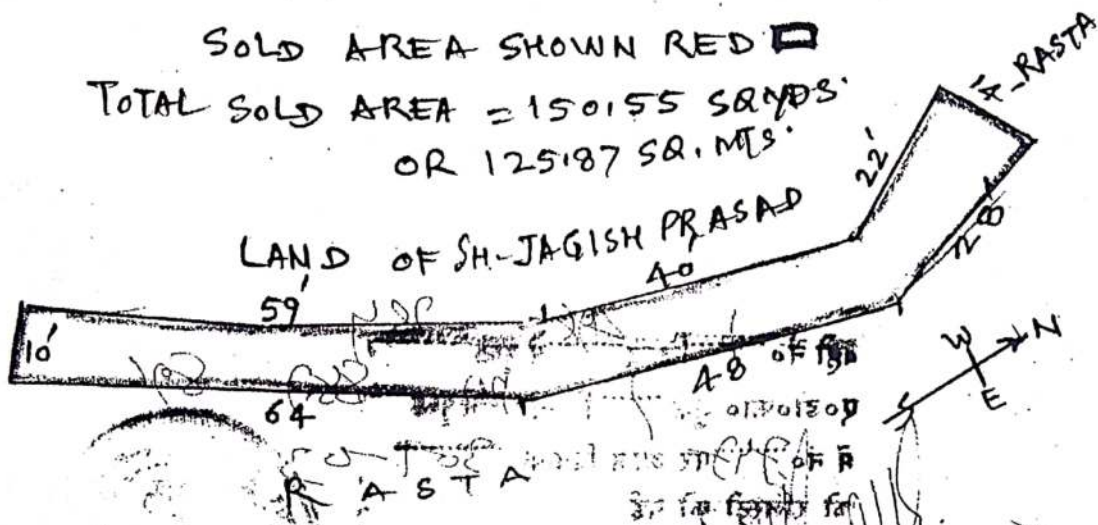
SOLD TO :- SH. RAMESHWAR HAVELIA

SOLD AREA SHOWN RED

TOTAL SOLD AREA = 150155 SQ. YDS.
OR 125187 SQ. MTS.

LAND OF SH. JAGDISH PRASAD

KHALA



SIG. OF SELLER

SIG. OF PURCHASER



1078 100
30-1-03

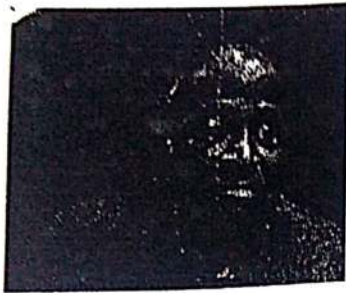
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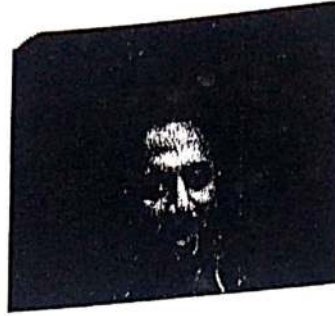
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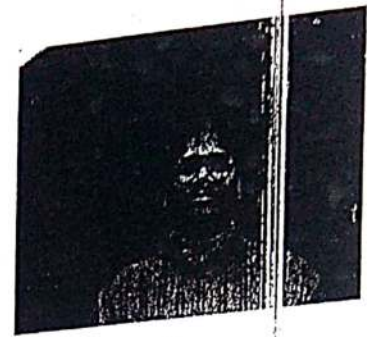
कुपडा
जमिनी



विक्रेता



फ्रेता



गवाह



बही न. 1	जिल्द 498	पृष्ठ 294
ए.डी.फा.बुक 1	जिल्द 1262	पृष्ठ 887 से 896
मे न. 747	पर आज दिनांक 30/01/2003	में रजिस्ट्री की गई ।
उप निबन्धक सदर 1 देहरादून		



CROUN 1.0

