

# नगर निगम, देहरादून

प्रपत्र सं० 17 [नियम 25(1) देखें]

00025

बिल

क्रम सं०

नाम श्री रामेश्वर देवीलिया सं० माधो लाल देवीलिया  
पता 183/1-1 राजपुर राड

मांग के प्रकार का विवरण	अवधि	धनराशि
मकान	1-4-13 ले 31-3-14	3000/-
बिल प्राप्ति की तिथि <u>16/11/13</u> के एक माह के अन्दर के भुगतान करने पर वर्तमान मांग पर 20% की छूट रु० <u>600/-</u> देय होगी। निर्धारित अवधि तक जमा न करने पर देय मांग पर भुगतान की तिथि तक 12% वार्षिक की दर से पृथक से ब्याज देय होगा।	योग	3000/-

की धनराशि का भुगतान इसके प्रस्तुत किये जाने के एक माह भीतर आना चाहिए अन्यथा मांग का नोटिस जारी जायेगा और यदि आवश्यक हुआ तो भूमि हरण और कुर्क के वारण्ट भी जारी किये जायेंगे।

कर अधिकारी, हस्ताक्षर  
नगर कार्यालय, राजपुर नाम।  
नगर निगम, देहरादून।

यू० (आर०ई०) ०६ आदेय/१०८-१३-७-२०१०-१.५०० बुक्स (कम्प्यूटर/ऑफिस)

DDM No 157

57

Book No.

Serial No.

Nagar Nigam, Dehra Dun

To श्री रामेश्वर देवीलिया  
देवीलिया  
183/1-1 राजपुर राड

Date 17-11-13

Dear Sir/Madam,

I beg to acknowledge the receipt of your  
Cheque No. 000177 Dated 8-11-13  
For Rs. 2400/-  
on account of मांग  
and to say that this letter shall not be treated in  
any way as a receipt for the amount in  
Clearance of the Board's dues. The formal  
receipt will follow after the encashment of the  
Cheque.

Yours Faithfully,

Executive Office

(भाग-१)

740

स्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या

या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 095

कर्ता या प्रार्थी का नाम 30-1-23

का प्रकार नि-224/23

शुल्क की धनराशि 10

रजिस्ट्रीकरण शुल्क 4.55

प्रतिलिपिकरण शुल्क 5.00

निरीक्षण या तलाश शुल्क 5.00

मुख्तारनामा के अभिप्रणालोकरण 5.00

के लिए शुल्क

कमीशन शुल्क

विविध

आशिक भत्ता 5.00

9 तक का योग 30.11

वसूल करने की दिनांक 30/1

जब लेख प्रतिलिपि या तलाश प्रमाण-पत्र 30/1

करने के लिए तैयार होगा

करण अधिकारी के हस्ताक्षर

200 पुस्तकें (जांच)





130 JAN 2003

02CC 787136

That the land bearing khasra no. 737 having an area of 2 bigha 13 biswas, 738 having an area of 1 bigha 11 biswas and 739 having an area of 2 bighas totally measuring 6 bighas 4 biswas was purchased by M/s Arabar Acres Farm India Ltd. from Her Highness



(कोषागार -- देहरादून)

इस फर्द स्टाम्प मूल्य रु. 200000

को नगद राजेश्वर हवेलिया

दिनांक

30/01/03

प्रलेख नः 748

SALE (IMMOVABLE)

5500000.00

मालियत (स्टाम्प दिया गया)

5500000.00

रजिस्ट्रेशन फीस

पेस्टिंग शुल्क

कुल योग

शब्द लगभग

5000.00

10.00

5010.00

1000

श्री/श्रीमती/कुमारी रामेश्वर हवेलिया

पुत्र/पुत्री/पत्नी श्री माधोलाल

निवासी कुवाँवाला देहरादून

ने आज दिनांक 30/01/2003 समय 6:23:06PM

कार्यालय उप निबन्धक सदर 1 देहरादून  
में प्रस्तुत की

उपनिबन्धक सदर 1 देहरादून

इस लेखपत्र का निष्पादन उक्त

श्री रामेश्वर हवेलिया, s/o माधोलाल, कुवाँवाला देहरादून

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

धन मू० 5500000.00

पूर्व/नगद मेरे सम्पत्ति प्राप्त कर

श्री जगदीश प्रसाद, s/o लक्ष्मी सहाय, राजपुर रोड देहरादून

से स्वीकार किया ।

पहचान श्री विमल भदौरिया

पुत्र श्री लाल सिंह

निवासी मिल रोड देहरादून

श्री सुरेन्द्र कुमार

पुत्र श्री रघुवीर सिंह

निवासी राजीव नगर देहरादून

ने की

उपनिबन्धक सदर 1 देहरादून







02CC 787137

### SALE DEED



This deed of sale has been made on this 30<sup>th</sup> day of January 2003 between:-

M/s Asian Agro Farms India Limited , a Company registered with the Registrar of Companies , Kanpur under the Companies Act 1956, through its Chairman and Managing Director 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.)

Collector's Court Compound  
DEHRADUN

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).



Collector's Court Compound  
DEHRADUN





Maharani Urmila Devi wife of His Highness Maharaja Sir Pratap Singh of Naabha at that time Resident of 6 Panchsheel Marg New Delhi.

*[Handwritten signature]*





30 JAN 2003

02CC 787134

कोषागार, देहली

That out of the aforesaid land by two sale deeds a portion measuring 4 bighas situated on south of the land under consideration has already being sold from time to time.

*[Handwritten signatures]*





18 30 JAN 2003

कोवाभार, देहली

02CC 787133

That Asian Agro Farms India Ltd. was formerly known as Arbor Acres Farm India Ltd. and Arbor India Farm India Ltd. was originally incorporated on 19<sup>th</sup> Day of June 1961 under the name of Arbor Acres Farm India Private Ltd. and having passed the necessary

*[Handwritten signatures]*





30 JAN 2003

02CC 787132

कोषाध्यक्ष, देहली

resolution in terms of section 21 of Companies Act, 1956 and the approval of the Central Govt. signified in writing having been accorded there to in the Ministry of Law , Justice and Company Affairs

*[Handwritten signature]*

*[Handwritten signature]*







वरिष्ठ

18.30 JAN 2003

कोषागार, देहात

02CC 787122

(Company Law Board). Regional Director Northern Region, Kanpur vide its letter no. 634-D/565 dt. 16.01.1985 has allowed the said change in the name from Arbor Acres Farm India Ltd. to Asian Agro Farms India Ltd.

*[Handwritten signatures]*





वरिष्ठ

18.

30 JAN 2003

02CC 787123

That Shri Jagdish Prasad vide resolution dt. 03/01/2003 has been duly authorized by the Board to enter into an agreement including sale of the property bearing Municipal No. 183-1/1, Rajpur Road, Dehradun detailed in schedule given below.

*[Handwritten signature]*





वरि

30 JAN 2003

कोषागार, देहरादून

02CC 787121

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

*[Handwritten signatures]*





चरित्र

30 JAN 2003

कॉम्प्युटर, हैदराबाद

02CC 787131

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

Now the deed witnesses as under:-

*[Handwritten signatures]*





And whereas the parties have agreed to sell and purchase the said property on the following condition as follows:

Now the deed witnesses as under:

वर्ग १८

30 JAN 2003

02CC 787120

कोषागार, के. ए. ए. ए. ए.

A. That the seller has agreed to sell the property in consideration of Rs. 5500000/- (fifty five lacs) only which the purchaser has paid to the seller and seller hereby confirms the receipt of the same.

*[Handwritten signatures and stamps]*

Stamp: 02CC 787120 (For the Stamp No. 023375 dt. 13/12/2002 of Office of Controller, Dehradun has already been paid.)



19 20



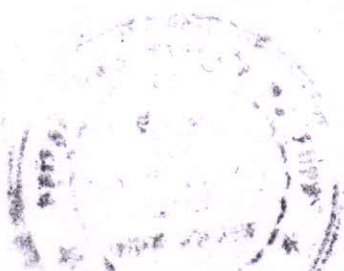
बिरहट कोषागार  
130 JAN 2003  
कोषागार, देहरादून।

02CC 787112

Details of Payment

1. Cheque of Rs. 400000/- (Four lac) bearing no. 023375 dt. 13/12/2002 of Oriental Bank of Commerce, Dehradun has already been paid.

*[Handwritten signature]*







वरिष्ठ

30 JAN 2003

कोषागार, देहरादून।

02CC 787113

2. Cheque of Rs. 350000/- (Three lac fifty thousand) bearing no. 023374 dt. 13/12/2002 of Oriental Bank of Commerce, Dehradun has already been paid.

*[Handwritten signatures]*



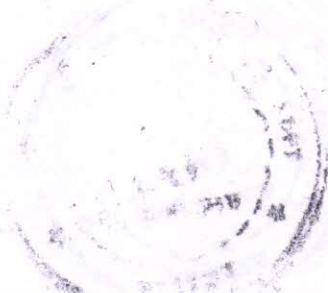


चरि  
18  
30 JAN 2003  
कोशगार, देहरादून।

02CC 787114

3. Pay order of Rs. 4750000/- (Fourty seven lac fifty thousand) bearing no. 706650 dt. 30/01/2003 of Oriental Bank of Commerce, Dehradun is paid today.

*[Handwritten signature]*







वरिष्ठ

30 JAN 2003

कोषागार, देहरादून

02CC 787115

B. 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]*







30 JAN 2003

02CC 787116

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.

*[Handwritten signatures]*





30 JAN 2003

02CC 787117

3. That the interest hereby transferred subsists and the vendor has the power to sell the same.





धरिष्ठ

18/30 JAN 2003

कोषागार, देहरादून।

02CC 787118

4. That the land hereby sold is free from encumbrances, charges, liens, litigations etc., no charge certificate issue by Company secretary Mr. Rupesh Kumar has been given by the vendor to the purchaser.





वरिष्ठ

18.30 JAN 2003

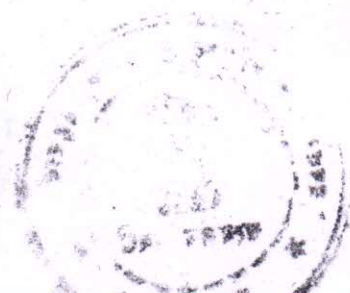
सत्यमेव जयते

02CC 787119

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 signature]*

*[Handwritten signature]*







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





02CC 787125

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





02CC 787124

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 signature]*

*[Handwritten signature]*





चरित  
18. 310 JAN 2003  
कोचानगर, केरल

02CC 787126

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]*





02CC 787127

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

*[Handwritten signature]*

*[Handwritten signature]*





दरि

130 JAN 2003

कोषागार, २४/१/०३

02CC 787128

"Vendor" and "Purchaser" herein before used shall include their respective heirs, legal representative, successors and assignees.

*[Handwritten signature]*

*[Handwritten signature]*





18

13 0 JAN 2003

कोषागार, सि. 444

02CC 787129

- C. 1. That the property is situated on Main Rajpur Road and is between Diversion and Rajpur Village, where the circle rate prescribed by the collector Dehradun is Rs. 2000 per sq. mtr., the total land area is 1589 sq. mtr. Valuation of which comes to Rs. 3178000/-

*[Handwritten signature]*

*[Handwritten signature]*





02CC 787130

- 18
- 17/01/2003
- कोषाध्यक्ष, देहरादून
2. That the total covered area on ground , first and lower level floor comes to 372 sq. mtr. The construction rate per sq. mtr. as prescribed by the collector Dehradun is Rs. 3800/- per mtr. As such the total value of construction comes to Rs. 1413600/-
  3. That the total valuation of the property (land + construction) comes to Rs. 4551600/-, whereas the total sale consideration is 55 lacs (Fifty five lacs). And as such the stamp duty 10% on 55 lacs comes to Rs. 550000/- , which is being paid here.
- Lower Level 70.45 sq. mtr.  
Total area 372 sq. mtr.
- [Handwritten signature]*





02CC 787138

#### D. SCHEDULE OF PROPERTY

Two Bighas Two biswas or 1589.11 sq. mtrs. bearing Khasra No. 737 ,  
Municipal No. 183-1/1, Rajpur Road, Dehradun having a complete  
residence of covered area as under:-

Ground Floor	173.58 sq. mtr.
First Floor	126.97 sq. mtr.
Lower Level	70.46 sq. mtr.
Total covered area	371.01 sq. mtrs.

*[Handwritten signatures and stamps]*





कोषाधिकारी

27 JAN 2003

कोषागार, देहरादून।

04AA 113257

Having boundries as under:-

North  
South  
East  
West

Property of others  
Property of Dr. Charat Ram.  
Khalla and property of seller.  
Rajpur Road.

Thus this deed of sale has been written and signed on this 30<sup>th</sup> day of January/ 2003.

SELLER

PURCHASER

Witnesses:

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

2. Surendra Kumar S/o Shri Raghuveer Singh  
R/o Rajpur Nagari  
Banda.

5/1/03

Drafted by

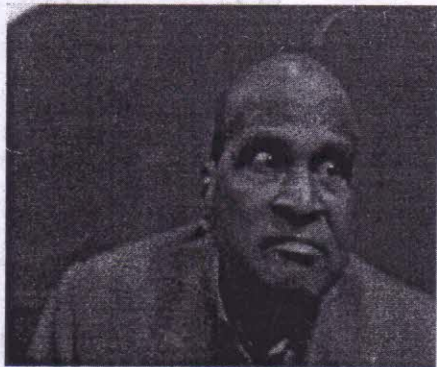


357  
28/1/03

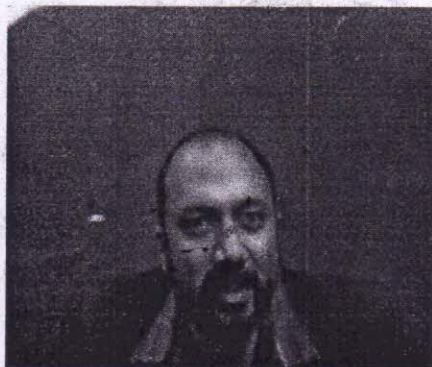
10000

2 मे इव एवेला भा 5/0

पु आला भा जेव एवला भा देवला



विक्रेता



क्रेता



गवाह



बही न. 1

जिल्द 498

पृष्ठ 294

ए.डी.फा.बुक 1

जिल्द 1262

पृष्ठ 897 से 906

में न.

748

पर आज दिनांक 30/01/2003 में रजिस्ट्री की गई ।

उप निबन्धक सदर 1 देहरादून





(भाग-9)  
अथवा द्वारा रखा जाने वाला  
36  
क्रम संख्या

I-पत्र प्रस्तुत करने का दिनांक 6/6/2012

प्रार्थी का नाम 12/12/2012

निराशि 13900000

द्वीकरण शुल्क 2790000

लेपिकरण शुल्क 2790000

श्रण या तलाश शुल्क 2790000

रनामा के अभिप्रणालोकरण

तए शुल्क

शन शुल्क

वेध

शिक भत्ता 2790000

क का योग 6/6

ल करने की दिनांक

ब लेख तिलिपि या तलाश प्रमाण-पत्र 1/2

ने के लिए तैयार होगा

अधिकारी के हस्ताक्षर

स्तकें (जांच)

Shri Jagdish Prasad son of Late Shri Lalaji Sahay resident of  
183/1 Rajpur Mandi, Dehradun, hereinafter called the "Purchaser" 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.

Handwritten signature

Handwritten signature