

165/2004 SALE DEED

0.000/- 00

Market value on which stamp duty paid... 5,60,000/- 00

No. of stamp sheets... 7

Stamp duty 56,000/- Avas Vikas duty NIL Total Stamp paid 56,000/-

Where as I/We.....

Sh. Vijendra Kumar Solanki, S/o Sh. Chatter Singh

Solanki, R/o Rest Heaven Estate, Camel's Back Road, Mussonrie.

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.....

Sardar Harman Singh S/o Late Kanta Singh, R/o

Rest Heaven, Camel's Back Road, Mussonrie.

for consideration of Rs. 5,60,000/-

received as follows.....

Disclosed in the deed.

The Property is free from all encumbrances.

Details of Property situated Disclosed in the deed

Vijendra Kumar Harman Singh



06AA 744930

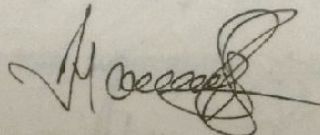
165/2004

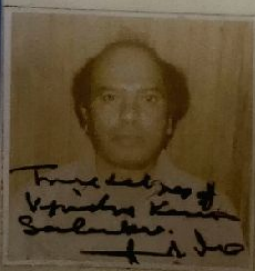
SALE DEED

This deed of sale is made on this 10th Day of December, 2004 at
Mussoorie, District Dehradun.

Between

Shri Vijendar Kumar Solanki, S/o Shri Chhatter Singh Solanki, R/o Rest
Heaven Estate, Camel's Back Road, Mussoorie, hereinafter referred to as the
party of the One Part, the 'Vendor'.

Vijendar Kumar 





06AA 745168

And

1. Sardar Harnam Singh, S/o Late Kartar Singh, R/o Rest Heaven, Camel's Back Road, Mussoorie, hereinafter referred to as the party of the Other Part, the 'Vendee'.

The expressions 'Vendor' and 'Vendee' hereinafter used shall mean and include their legal heirs, successors, executors, administrators, representatives assigns et cetera.

WHEREAS the property Rest Heaven Estate was gifted by one Miss. Annelizabeth Lason to Thakur Shamsher Singh vide a gift deed dated 24th April, 1932, registered in the office of the joint sub-registrar, Mussoorie in

[Handwritten signature]

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नरिउड कोषाधिकारी

- 6 DEC 2004

कोषागार, देहरादून।

06AA 745064

Book Number 1, Volume 42, on pages 1042 to 1050 as document number 20 of 1932.

AND WHEREAS after the death of the said Thakur Shamsher Singh, his sons Shri. Shiv Ratan Singh, Shri. Shyam Ratan Singh, Sri. Ram Ratan Singh and Sri. Vijay Ratan Singh, all became the absolute owners in possession of the property known as Rest Heaven Estate, Camel's Back Road, Mussoorie.

WHEREAS all the sons of Late Thakur Shamsher Singh sold the property known as Shiv Ratan Cottage Number One (Rest Heaven Cottage) (double storied), together with four feet wide land appurtenant thereto forming part of Rest Heaven Estate, Camel's Back Road, Mussoorie to one Sri. Hamid Hussain Khan, S/o Khan Bahadur Khadim Khan vide a registered deed of sale dated 18th August, 1965, registered in the office of the sub-registrar, Dehradun

Page 3

Vipinder Kumar *[Signature]*



बहिष्कार अधिकारी

- 6 DEC 2004

कोषागार, बेहरावून।

06AA 745200

in Book Number 1, Volume 757, on pages 93 to 96 as document number 4187 of 1965 on 21st September, 1965.

AND WHEREAS the said Sri. Hamid Hussain Khan sold and transferred the said property known as Shiv Rattan Cottage Number One (Rest Heaven Cottage) to Sri. Hukam Singh Panwar and Sardar Kripal Singh vide a registered deed of sale dated 28th May, 1981, registered in the office of the joint sub-registrar, Mussoorie in Book Number 1, Volume 97, on pages 519 to 530 as document number 473 of 1981 on 30th June, 1981.

AND WHEREAS by virtue of the said deed of sale dated 28th May, 1981, Sri. Hukam Singh Panwar and Sardar Kripal Singh became the absolute owners in possession of the property known as Shiv Rattan Cottage Number One (Rest Heaven Cottage).

Nitender Kumar

Page 4



भारतीय गैर न्यायिक

- 6 DEC 2004

कोषागार, देहरादून।

06AA 744916

WHEREAS Sri. Hukam Singh Panwar and Sardar Kripal Singh sold the property known as Shiv Rattan Cottage Number One (Rest Heaven Cottage) to the Vendor vide a registered deed of sale, registered in the office of the joint sub-registrar, Mussoorie in Book Number 1, Volume 100, on pages 43 to 54 as document number 822 of 1981 dated 21st September, 1981.

Hence the Vendor became the absolute owner in possession of the property known as Shiv Rattan Cottage Number One (Rest Heaven Cottage).

WHEREAS Sri. J.C. Bhatia purchased the land measuring more or less 3830 sq. ft. or 356 sq. mts. out of the said Rest Heaven Estate, Camel's Back Road, Mussoorie, just behind Cottage number one which is a rocky land partially horizontal and partially parallel in the existing form bounded and butted in the North by Land of Sri. J.C. Bhatia (A to B - 70'), South by Land of

Page 5

Hukam Singh Panwar Sardar Kripal Singh



08495

- 6 DEC 2004

कोषागार, देहरादून।

Sri. J.C.Bhatia (E. to F. -61'), East by Cottage Number One (1 – B. to C. – 46'), West by Land of Sri. J.C.Bhatia (F. to A. – 60'), East-West facing to Cottage No. 2 (D. To E.-6'), North-South Facing to Cottage No. 2 (C. to D. – 9') vide a registered deed of sale dated 29th July, 1981, registered in the office of the sub-registrar, Dehradun in Book Number 1, Volume , on pages 132 to 141 as document number 10913 of 1981 and thus Sri. J.C. Bhatia became the absolute owner in possession of the land measuring more or less 3830 sq. ft. or 356 sq. mts. forming part of the said Rest Heaven Estate, Camel's Back Road, Mussoorie.

AND WHEREAS Sri. J.C. Bhatia sold the said piece of land measuring more or less 3830 sq. ft. or 356 sq. mts. forming part of the said Rest Heaven Estate, Camel's Back Road, Mussoorie to the Vendor by a registered sale deed,

Vipendra Kumar

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Issued From
Treasury Dehra Dun.

26303

-6 DEC 2004

registered in the office of the joint sub-registrar, Mussoorie in Book Number 1,

A.T.O. (Cash)

Treasury, D. Dun.

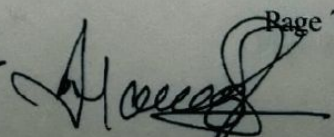
Volume 104 on pages 122 to 125 as document number 133 of 1982 dated 17th

September, 1982.

Hence the Vendor became the absolute owner in possession of the piece of land measuring more or less 3830 sq. ft. or 356 sq. mts. forming part of the said Rest Heaven Estate, Camel's Back Road, Mussoorie along with the property known as Shiv Rattan Cottage Number One (Rest Heaven Cottage).

WHEREAS the ground floor of Shiv Rattan Cottage Number One (Rest Heaven Cottage) has already been sold by the Vendor to the Vendee earlier.

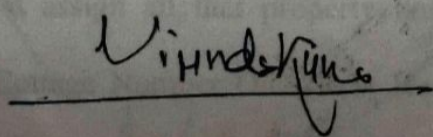
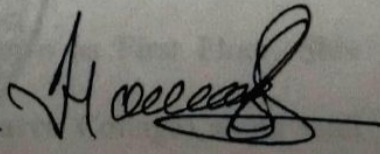
WHEREAS the Vendor is in absolute possession of the said property known as First Floor, Shiv Rattan Cottage Number One (Rest Heaven Cottage)

Vijendra Kumar  Page 7

along with the land measuring more or less 396 sq. mts. forming part of the said Rest Heaven Estate, Camel's Back Road, Mussoorie as its true and rightful owner having a transferable right and is willing to the sell the same for a total sale consideration of Rupees Five Lakhs Sixty Thousand Only (Rs. 5,60,000/-) and the Vendee is willing to purchase the same for a total sale consideration of Rupees Five Lakhs Sixty Thousand Only (Rs.5,60,000/-).

Now this deed witnessed as under:

1. That in pursuance of the said agreement, a sum of Rupees Five Lakhs Sixty Thousand Only (Rs.5,60,000/-) has been paid by the Vendee to the Vendor as follows:

the land measuring more or less 396 sq. mts. forming part of the said Rest Heaven Estate, Camel's Back Road, Mussoorie, District Dehradun, more clearly shown within red ribbon in the plan annexed with this deed with all rights, title, interest and claim whatsoever in and upon the said property and with all easements appurtenances, advantages, benefits, privileges, right of way on the approach road adjacent to the Municipal Road reaching to the property hereby sold without any hindrance to the Vendee, TO HAVE AND TO HOLD the same absolutely and forever.

2. That the actual possession of the property has been handed over by the Vendor to the Vendee today and now the Vendee

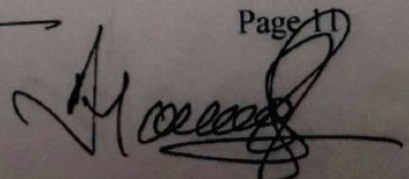
Lipinder Kumar

[Signature] Page 10

is in possession of the property hereby sold as its true and rightful owner.

3. That the property hereby sold is free from all encumbrances, liens and charges, mortgages of any type or kind, neither sold not encumbered in any manner whatsoever.
4. The Vendor doth hereby declare that he has the good, absolute and subsisting right to transfer the said part of the property to the Vendee, who shall use, occupy and enjoy the property as its absolute and exclusive owner thereof without any hindrance, interruption of claim from the Vendor or any other person whomsoever. In case any defect is found in the title of

Vipinder Kumar

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the Vendor and due to the defect in the said title, any part or the whole of the property hereby sold goes out of the hands of the Vendee, the Vendor shall make good the losses so suffered by the Vendee due to the defect in the title of the Vendor.

5. That payment of all the taxes up-to-date is the liability of the Vendor and thereafter it shall be the liability of the Vendee.
6. That the Vendor here-in-after and at all times at the cost of the Vendee shall do and execute all such acts, deeds and things which may be required for completing and more perfectly assuring the title of the said property onto the Vendee.

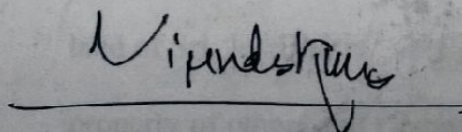
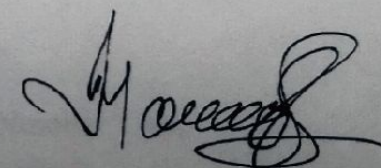
Ligandokun

7. That all the original documents relating to the property hereby sold have been handed over by the Vendor to the Vendee today.

8. That the Vendee shall have the right to get the said property mutated in his name.

9. That all the expenses of the registration of this deed have been borne by the Vendee.

The stamp duty is being paid according to the circle rate of the area where the property is situated.

SCHEDULE OF THE PROPERTY

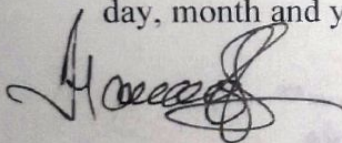
All that property known as First Floor, Shiv Rattan Cottage Number One (Rest Heaven Cottage) having a total area of 495 sq. mts. Or 5335 sq. feet, (covered area 99 sq. mts. Or 1067 sq. feet, open area measuring 396 sq. or 4267 sq. feet) forming part of the said Rest Heaven Estate, Camel's Back Road, Mussoorie, along with all easementary rights, more clearly shown within red ribband on the plan annexed with this deed, bounded and butted as under:

NORTH:	land of Sri. J.C.Bhatia,
SOUTH:	property of others and Cottage Number Two,
EAST:	open land and thereafter approach road,
WEST:	property of others,

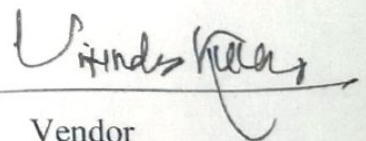
Lipinder Kumar

[Signature]

In witness whereof, the Vendor and Vendee have signed this deed on the
day, month and year first above mentioned.



Vendee

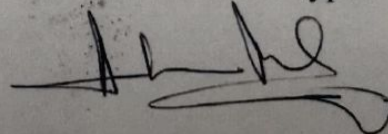


Vendor

Witnesses

1. Harbhajan Singh
HARBHAJAN SINGH
S/o Late S. Kantar Singh
Nranikan Bhawan
C/O R. M. S. S. RIE
2. Anu Pandhi
S/o Dr. Pandhi
G. Pandhi, MIE

Drafted and photo attested by Smt. Archana Rab Advocate and typed in her office.



SITE OF REST HAVEN ESTATE NEAR CAMEL'S
BAG MUSSOORIE.

SCALE

NOTE BOUNDARY OF SOLD PORTION HAS BEEN MARKED BY RED RIBBON.

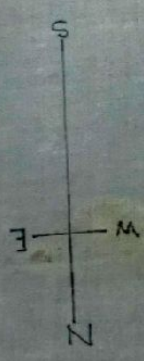
COVERED AREA = 1067 SFT OR 99 SMT

OPEN AREA = 4267 SFT OR 396 SMT

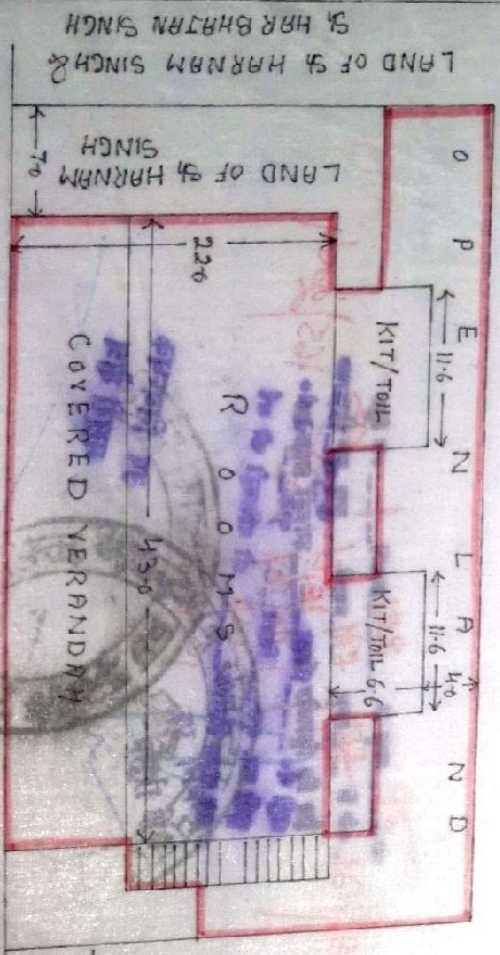
TOTAL AREA = 5334 SFT OR 495 SMT

SOLD PORTION KUMAR SOLANKI

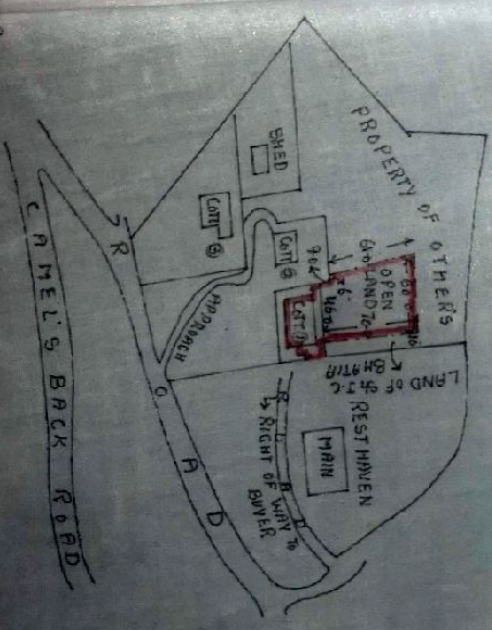
SOLD HARNAM SINGH



DETAIL SITE PLAN OF SHIV RATNAM COTTAGE NO 1
SCALE 1/6" = 1'



REST HAVEN
MAIN
WAY JOINING
THE PUBLIC ROAD
RIGHT OF WAY TO ER



GUPTA ASSOCIATES
LANDOUR, MUSSOORIE.

Signature of Seller
SIGN OF SELLER