

I 2104

# SALE DEED

Consideration..... Rs.75,000/-

Market value on which stamp duty paid at Rs.75,000/-

No. of stamp sheets.....8

Stamp duty..... including Rs.7500/-  
Avas Vikas duty ..... Total Stamp paid.....

Where as I/We..... Dr. Brij Mohan Jaiswal

sonof late Shri Pitamber Lal Jaiswal,

r/o 121, Rajpur Road, Dehradun.

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 Safeer Ahmed s/o Sri Khaliq Ahmed

r/o 27, Doon Vihar, Rajpur Road, Dehradun (UP) India.

for consideration of Rs. 75,000/-

.....received as follows.....

paid in the manner stated

hereinafter in this deed.

The Property is free from all encumbrances.

Details of Property situated All that shop on ground floor, forming part  
of property no.121, Rajpur Road, Dehradun  
totally measuring: 73.5 sq.ft., or 6.83 sq.m.,

contd...

*[Signature]*

1000Rs.



6  
11 DEC 1998



श्री सुरेश कुमार  
राजेश अग्रवाल  
इकोनॉमिस्ट, देहरादून

Sale Deed.

This Sale deed is made on this the  
17th day of December, 1998, by :-

Mr. Brij Mohan Jaiswal son of late Sri Pitamber  
Lal Jaiswal r/o 121, Rajpur Road, Dehradun,

(hereinafter called the Seller) of the one part;

In favour of :-

Sri Safeer Ahmed son of Shri Khaliq Ahmed,  
r/o 27, Doon Vihar, Rajpur Road, Dehradun, U.P.,

(hereinafter called the Purchaser) of the  
other part.

*Safeer*

contd...



1000Rs.



54345

11 DEC 1998

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The terms, Seller and Purchaser,  
used hereinafter, shall be deemed to  
include their respective heirs,  
successors, legal representatives,  
executors, administrators and assigns etc.,  
unless repugnant to the context.

contd...

*Ambe*



1000Rs.



54346

-3-

Whereas, the Seller is absolute owner in possession of all that shop forming part of property no.121, Rajpur Road, Dehradun, (morefully described in the schedule hereunder), having acquired the same with other property in Family Partition/Settlement dated: 18.11.92, upon the death of his father on 24.9.84; and the seller is now having unrestricted and transferable rights therein.

*Gander*

Contd....



1000Rs.



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And Whereas, the Seller has  
agreed to sell and transfer the said  
property, described in the schedule  
hereunder, for the price mentioned  
hereinafter, free from all encumbrances  
etc., and the Purchaser has also agreed  
to buy the same for the said price.

contd....



1000Rs.



54348

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Now, This Deed witnesseth:-

That in pursuance of the said agreement and in consideration of the sum of Rs.75000/- paid by the Purchaser to the Seller, as under:-

- a) Rs.50,000/- by Cheque no.593092 dtd.18.6.98 of Syndicate Bank, Rajpur Road, Dehradun.
- b) Rs.10,000/- by Cheque no.593093 dtd.20.7.98 of Syndicate bank, Rajpur Road, Dehradun.
- c) Rs.15,000/- paid in cash.

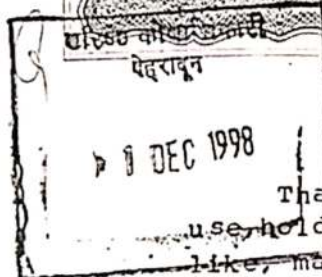
(the receipt of which total sum is hereby acknowledged by the Seller) and the Seller DOTH hereby convey, transfer and assign all that property, shop on ground floor forming part of property No.121, Rajpur Road, Dehradun, totally built-up area measuring of 73.5sq.ft, or 6.83 sq.m., morefully described in the schedule hereunder, UNTO and TO the use of the said Purchaser, with all rights, title, interests, easements, appurtenances etc. of the Seller into and upon the said property TO have and TO Hold the same absolutely & forever.

That the property hereby sold is free from all encumbrances, charges, liens, demands, mortgages, court or other attachments etc., the possession whereof has been give to the Purchaser on the spot this day.

contd...



1000Rs.



52566

-6-

That the purchaser, hereafter, shall be fully entitled to use, hold and enjoy the said property in any manner he may like, make/sale or transfer it in any manner and get the same mutated in his name in the relevant Municipal and other Govt. records at his expenses.

That the taxes, cesses, dues, charges etc. Municipal or otherwise due and payable upto the date of this deed shall be paid by the Seller, and thereafter the same shall be paid by the Purchaser.

That the Seller, at the cost of the Purchaser, shall do and execute and/or cause to be done and executed all such acts, deeds and things as may be required for completing and more perfectly assuring the title of the said property and keeping the purchaser in possession and ownership thereof.

That in case the said property hereby sold is lost or goes out of the hands of the Purchaser, on account of any defect in the title of the Seller, then the Seller shall fully reimburse the Purchaser upto the extent of the loss thus suffered.

*Handwritten signature*

contd....



1000Rs.



-7-

52561

The property hereby sold, is a shop on the ground floor only, without any roof right, and the walls on North, East and South sides are common, and the property is more than 50-years old. and is an ordinary type of construction.

It is situated in between the R.T.O. and Mussoorie bye-pass.

The property is more than 50-years old and hence, declaration u/s 27 of the U.I.C.ACT, 1976, is not required.

The sale is made at fair market value of Rs.75,000/-, which is more than the value as per the prescribed land circle rate and building rates prescribed by the authority in the said area., upon which value the stamp duty of Rs.7500/-has been paid according to law.

That there is no existing sale agreement between the parties.

*andy*

contd.....





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Schedule of property:

All that shop on Ground floor, forming part of property no.121, Rajpur Road, Dehradun, totally measuring 73.5sq.feet, or 6.18 sq.metres, (more clearly shown in the Plan annexed hereto), bounded and butted as under:-

North:- Prop.of Uday Mohan Jaiswal, side measuring: 7-ft.

South:- Prop.of Dr.B.M.Jaiswal.....side measuring: 4' 11" + 2'

East:- Prop.of Km.Kusum Jaiswal...side measuring: 7' + 3' 9".

West:- Rajpur Road.....side measuring: 11'-4".

In witness whereof, the Saller has signed & executed this Deed on the day, month and year first above written.

Witnesses:-

(1) Mohd SHAKIR  
S/o Mr. Sefrey Ahmed.  
Add: 27 DOONI Yashwanth  
D. DOONI

Seller: .....

(2) .....

Drafted by & Photo-  
graphs attested by:

Advocate, Dehradun.

Typed by:

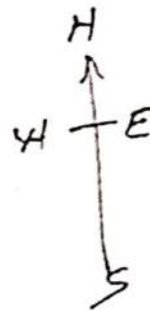
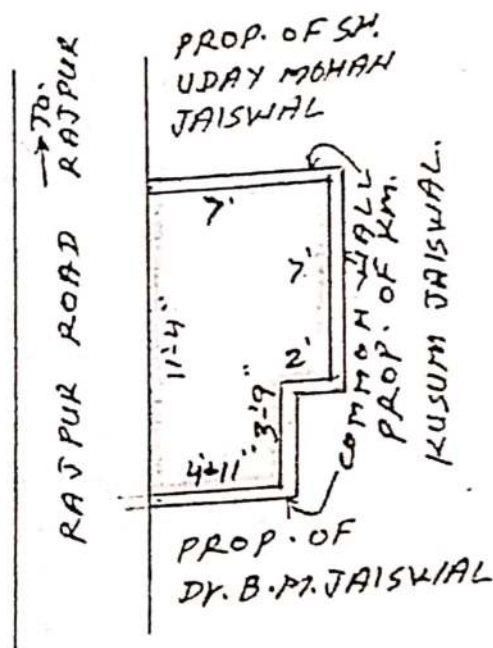
(P.K.GOYAL) Typist, Dehradun.



SITE PLAN OF SHOP ON GROUND  
FLOOR FORMING PART OF PROPERTY  
No. 121 RAJ PUR ROAD DEHRA DUN.  
SOLD BY: DR. BRIJ MOHAN JAISWAL.

SOLD TO: SH. SAFEER AHMED.

SOLD AREA TOTAL COVD = 73.5 SQFT.  
OR 6.83 SQMT.



TED:BY



[illegible]