

415
2

971
SALE DEED



Consideration Rs. 9000/-

Market value on which stamp duty paid at Rs. 11000/-

No. of stamp sheets 7

Stamp duty Avas Vikas duty including Total stamp paid Rs. 1100/-

Where as I/We Dr. Brij Mohan Jaiswal

son of late Sri Pitambar Lal Jaiswal

r/o 121, 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

Shri Safer Ahmad s/o Sri Khalig Ahmed.

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

for consideration of Rs. 9000/-

received as follows

paid already .

The property is free from all encumbrances

Details of the property more fully described in the schedule below.

contd....

Safer - Ahmed

100Rs.



- SALE DEED -

This Sale Deed is made on this the 7th day of March, 2000, by:- Dr. Brij Mohan Jaiswal son of late Shri Pitambar Lal Jaiswal r/o 121, Rajpur Road, Dehradun, U.P., India, (hereinafter called the Seller) of the one part;

In favour of :-

Shri SAFEER AHMED s/o Sri Khaliq Ahmed. r/o 27, Doon Vihar, Rajpur Road, Dehradun, U.P., India, (hereinafter called the Purchaser) of the other part.

The terms, Seller and purchaser shall mean and include their respective heirs, successors and assigns etc., unless repugnant to the context.

Whereas, the Seller is absolute owner of all that property forming part of property no. 121, Rajpur Road, Dehradun (more fully 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;

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

Safeer Ahmed

Safeer Ahmed

contd...



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Now, This Deed witnesseth:-

That in pursuance of the said agreement and in consideration of the sum of Rs.9000/-paid already by the Purchaser to the seller, the receipt of which is hereby acknowledged by the Seller, and the Seller doth hereby convey, transfer and assign all that property described in the Schedule hereunder, unto and to the use of the said Purchaser, with all rights, title, interests, easements, and appurtenances etc. of the Seller into and upon the said property to have and to hold the same absolutely and forever.

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

That the Purchaser, shall hereafter be fully entitled to use, hold and enjoy the said property in any manner he may like, and/or make additions/alterations etc. therein, and/or 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 Seller, at the cost of the Purchaser, shall do and execute 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.

cont d..

Sd/- Ahmed

500Rs.



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That all 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 in case the said property hereby sold
or any part thereof 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.

contd...

Gule

S. D. S. Alwar

100Rs.



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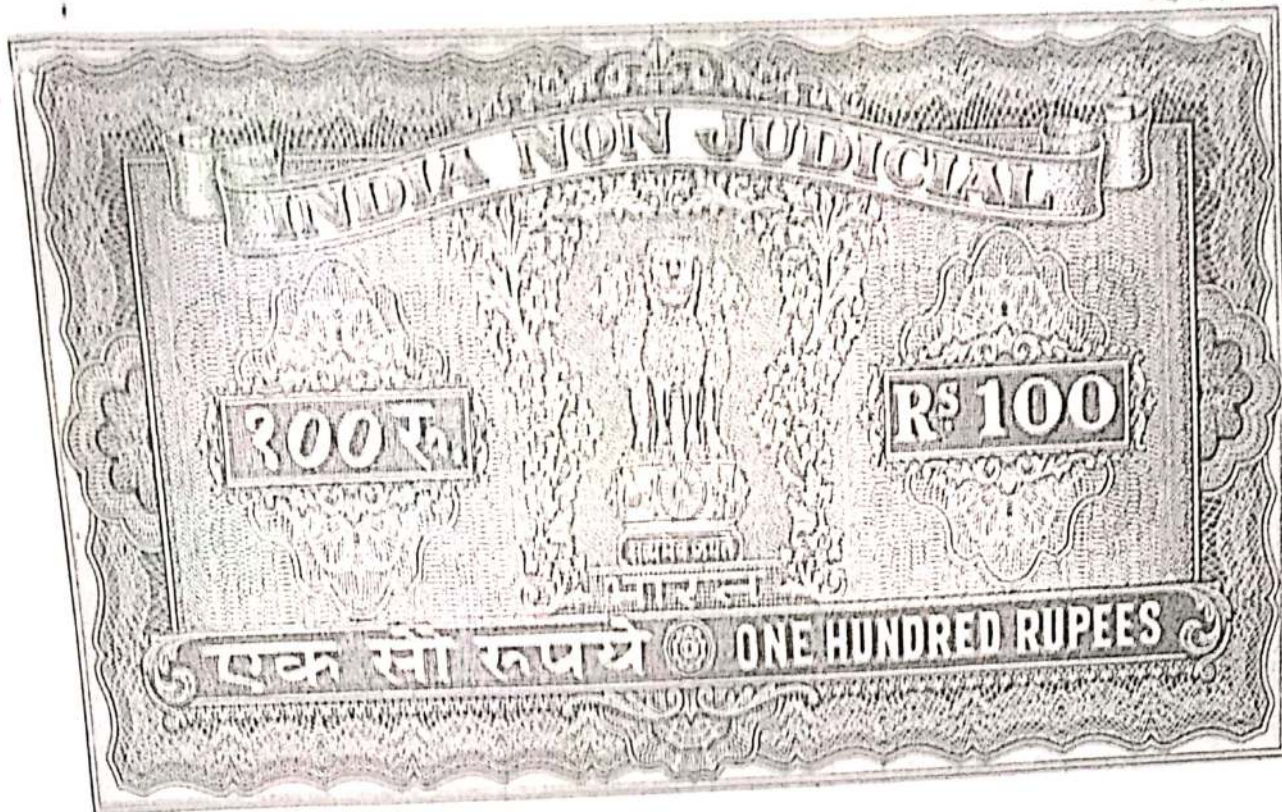
That the said property hereby sold is situated on the ground floor only, without any roof right and the walls on East and South sides are common and the property is more than 50-years old and is ordinary type of construction. It is situated in between RTO and Mussoorie Bye-pass.

Centre

S. J. K. K. K.

contd..

100Rs.



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The property is more than 50-years old and hence is not affected by the provisions of sec.5(3), 10(1) or 20(1) of the U.L.C.ACT,1976.

That there is no existing sale agreement between the parties.

Guide

Sd/- Mr. Ahmed

cont d.

100Rs.



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That the sale is made at fair market value of Rs.9000/- but the Stamp duty of Rs.1100/- is paid on the higher valuation of Rs.11000/- as per the prescribed land circle rate and building rates in the said area, according to law.

[Signature]

Sd/- Mr. A. K. S.

contd...

100Rs.



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Schedule of property.

All that property on Ground floor forming part of property no.121, Rajpur Road, Dehradun, measuring: 7.5 sq.ft. or 0.696-sq.metres, totally covered, bounded and butted as under:-

- North:- property of Safeer Ahmed...side measuring: 2-ft.
 South:- Property of Dr.B.M.Jaiswal..side measuring: 2-ft.
 East:- Property of Kusum Jaiswal..side measuring: 3'9".
 West:- Property of Safeer Ahmed...side measuring: 3-ft.9-inch

In witness whereof the Seller and purchaser has/have signed this deed on the day, month and year first above written.

Witnesses:-

Seller: Safeer Ahmed

- (1) Pranod Chaudhary S/o
Sh. Meetha Singh Kt
132 D.L. Road
POM

Purchaser: Safeer Ahmed

(2) [Signature]

Drafted by and photo-graphs attested by:Advocate, Dehradun.

Type d by:(P.K.Goyal) Typist, Dehradun.

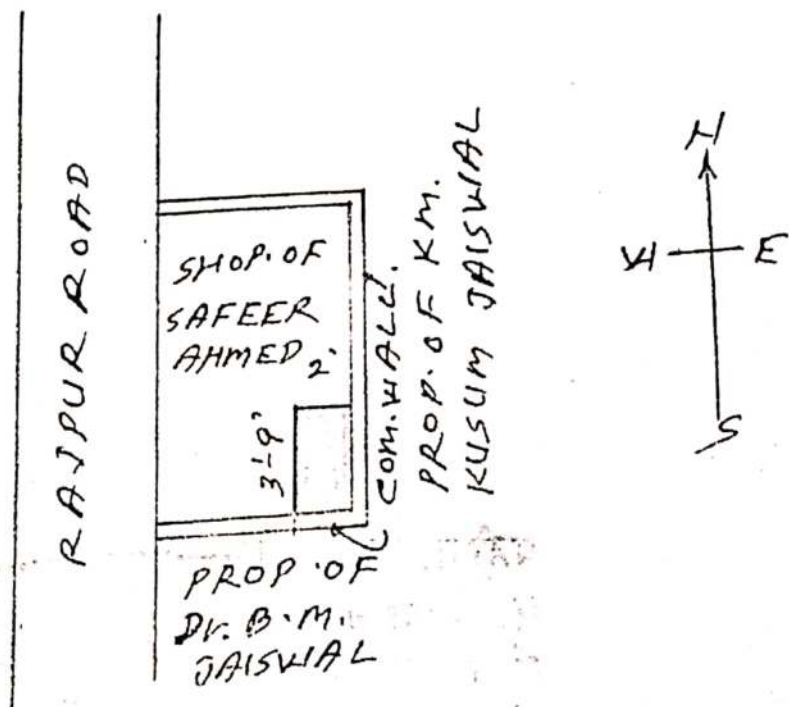
SITE PLAN OF GROUND FLOOR
PART OF PROP. No: 121 RATPUR ROAD
DEHRA DUN.

SOLD BY: DR. BRIT MOHAN JAISWAL

SOLD TO: SH. SAFEER AHMED.

SOLD AREA SHOWN RED

TOTAL SOLD AREA = 7.5 SQ. FT. OR
0.696 SQ. MT.



(Signature)