



SALE DEED

1. Sale consideration Rs. 5,00,000/-
2. Stamp Duty paid Rs. 42,500/-
3. Area of the land hereby sold 9.40 acres
4. Land Revenue of the land sold Rs. 94/-
5. Kind of land SAKRA
6. Whether irrigated/unirrigated. Unirrigated
7. If Seller(s) Scheduled Caste NO
Tribe
8. The land is situated at Mazri Grant, Pargana Parwa Doon Dist. Dehra Dun outside Municipal Limits.
9. The land hereby sold is agricultural land and is exempt from Urban Land (Ceiling and Regulation) Act, 1976 and also the imposition of Land Holding Act 1960, is not applicable to it.
10. The sale consideration is for more than the circle rate value and is according to the present prevailing market rate.

जोगेंद्र सिंह जीत सिंह रिषी राम

L. N. U. H. Singh

जोगेंद्र सिंह जीत सिंह रिषी राम

5000Rs.



: 2 :

THIS SALE DEED is made on the day 5 of NOV, 1984

BETWEEN Shri UTTAM SINGH son of RAM KISHAN, RISHI RAM, GANGA

RAM, JEET SINGH and JOGINDER SINGH - all sons of

Shri UTTAM SINGH R/O Village Mazri Grant (Lal Tappar),

Pargana Parwa Doon, Distt. DEHRA DUN, (hereinafter called

the ' Sellers') of the ONE PART.

A n d

BIRLA YAMAHA LIMITED, A COMPANY REGISTERED UNDER COMPANY

ACT WITH ITS HEAD OFFICE AT DALAMAL HOUSE, NARIMAN POINT,

BOMBAY, (hereinafter called the ' Purchaser') of the

OTHER PART. Both the terms sellers and the Purchaser

unless expressly excluded or repugnant to the context, shall

include their respective heirs, legal representatives,

administrators, successor-in-interest and assigns.

L. T. Utham Singh

गंगा राम

जोगेंद्र सिंह जीत सिंह रीषी राम

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with transferable rights in possession of a piece of agricultural land measuring about 9.40 acres (approximately 50 Bighas) bearing Khasra No.1200/266/1/3 situated in Village Mazri Grant, Pargana Parwa Doon, District DEHRA DUN, which is morefully described and delineated in the map attached herewith this Sale Deed and the same will be the part of this sale deed.

670 William Smith

did not

जो कहें हैं जीत हैं रिषीराम

5/4 5000Rs.



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AND WHEREAS the said land is under the personal cultivation of the Sellers and the names of the Sellers have been found entered in the revenue records of Tehsil Dehra Dun in Khatauni of Village Mazri Grant, Pargana Parwa Doon, Distt. DEHRA DUN bearing Khata Khatauni No. 33 for the years 1388 - 1393 Fazil with a land revenue of Rs. 94/- for the said land per annum. The above entries have been substantiated and ratified by a proper endorsement by the Lekhpal of the relevant circle.

AND WHEREAS the Sellers on their own free will and consent have agreed to dispose of the above said agricultural land morefully given in Schedule below to the Purchaser, at the rate of Rs. 10,000/- per bigha (.19 acre) and to this effect an

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5/5 5000Rs.



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agreement to sell was executed on 12th October, 1984 in the presence of Sub-Registrar BETWEEN the Sellers and the Purchaser through Shri SURINDER PAL SINGH the representative of the Purchaser and by that the Sellers had received Rs.50,000/- (Rupees fifty thousand only) through account payees' Bank Draft and vide the nominee clause of the said agreement contained in item 6, the Sale Deed is being excluded in favour of Purchaser.

NOW THIS DEED WITNESSETH AS UNDER : -

1. That in pursuance of the aforesaid agreement and in consideration of the covenants hereunder and also in consideration of the sum of Rs. 5,00,000/- (Rupees five lakhs only) by the Purchaser to the Sellers in the manner hereunder :-

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5000Rs.



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- (a) Shri Uttam Singh Paid Rs. 10,000/- (Rupees ten thousand only) vide agreement dated 12-10-84 through account payees' Bank Draft.
- (b) Shri Rishi Ram Paid Rs. 10,000/- (Rupees ten thousand only) vide agreement Dated 12-10-84 through account payees' Bank Draft.
- (c) Shri Ganga Ram Paid Rs.10,000/- (Rupees ten thousand only) vide agreement Dt 12-10-84 through account payees' Bank Draft.
- (d) Shri Jeet Singh Paid Rs.10,000/- (Rupees ten thousand only) vide agreement dated 12-10-84 through account payees' Bank Draft.
- (e) Shri Joginder Singh Paid Rs.10,000/- (Rupees ten thousand only) through account payees' Bank Draft.
- (f) Shri Uttam Singh Rs. 90,000/- (Rupees Ninety thousand only) through account payees' Bank Draft No. PQV 916572 Dt 31-10-84 drawn on PNB Doiwala.
- (g) Shri Rishi Ram Rs.90,000/-(Rupees ninety thousand only) through Account Payees' Bank Draft No. PQV 916578 Dt 31-10-84 drawn on PNB Doiwala.
- (h) Shri Ganga Ram Rs.90,000/- (Rupees ninety thousand only) through Account Payees' Bank Draft No. PQV 916574 Dt 31-10-84 drawn PNB Doiwala.
- (i) Shri Jeet Singh Rs.90,000/- (Rupees ninety thousand only) paid by the Purchaser through Account Payees' Bank Draft No. PQV 916575 Dt. 31-10-84 drawn on PNB Doiwala.
- (j) Shri Joginder Singh Rs.90,000/-(Rupees ninety thousand only) paid by the Purchaser through Account Payees' Bank Draft No.PQV 916601 Dt 31-10-84 drawn on PNB Doiwala.
- Total Rs.5,00,000/- (Rupees five lakhs only)

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575- 5000Rs.



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the receipt whereof is acknowledged by the above-mentioned Sellers as having received in full consideration and satisfaction, the Sellers do hereby convey, transfer and assign by way of absolute sale all that land morefully described in the Schedule hereunder, particularly in Red and marked by letters A B C D E in the plan attached herewith which shall form an integral part of this Deed together with all the easements, privileges and appurtenances whatsoever held or enjoyed therewith and all the rights, titles, interests, claims or demands of whatsoever nature as possessed by the Sellers unto the Purchaser absolutely and for ever.

2. That the Sellers have delivered the physical possession of the property hereby sold in favour of the Purchaser. The property hereby transferred is free from all encumbrances, charges, liens, claims and demands or attachments of any sort, either against

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5/8 5000Rs.



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any Govt dues or otherwise and the Sellers have done no act whereby their rights to transfer the same is in any way restricted. The Sellers have unrestricted rights and are Competent to transfer the same and their rights subsists.

3. That the standing crops and trees on the land hereby transferred will be the property of the purchaser and the Seller has no claims, demands or any sort of other compensation against the standing crops and the trees from the Purchaser. However, as agreed by both the parties and as per the terms of agreement dated 12-10-84 the compensation for the crop of Toria (Oil Seeds) has been paid separately by the Purchaser to the Seller and the receipt of the same has been acknowledged by the Seller.

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579 2000Rs.



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4. That the property hereby transferred is under the personal cultivation of the Sellers.

5. That the Sellers do not belong to the Schedule Caste and is lawfully competent to transfer the property being sold in any manner whatsoever.

6. That all costs of this Sale Deed have been borne by the Purchaser.

7. That it is the liability of the Sellers to pay all taxes, cesses and or any other amount due in respect of the property hereby transferred upto the date of sale whereafter it shall be the responsibility of the Purchaser to pay the same.

20/12/14

जोगेंद्र सिंह जीत सिंह रिषीराम

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500Rs.



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8. That the Purchaser will hereafter at all times be fully entitled to enjoy the said property in any manner he may like, without any hinderance, interruption, claims or demand from the Sellers or any person claiming under, through or in trust for them and the Sellers will at all times hereafter upon the request and cost of the Purchasers do and execute or cause to be done or executed all such acts, deeds matters and things whatsoever, as are possessed by the Sellers for the better and more perfectly assuring the said property and every part thereof UNTO the Purchaser in the manner aforesaid as shall and may reasonably be required.

LC Gillman Singh

21/11/14

जोगेंद्र सिंह जीत सिंह रिपरीज

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Lt. William
Swigley

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9.40 acres (50 Bighas) bearing Khasra No. 1200/236/1/3 situated in Village Mazri Grant (Lal Tappar) Pargana Parwa Doon, Distt. DEHRA DUN, bounded and butted as under which is bifurcated by the Dehra Dun Hardwar Road.

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All that piece of agricultural land measuring about

9.40 acres (50 Bighas) bearing Khasra No. 1200/236/1/3 situated in Village Mazri Grant (Lal Tappar) Pargana Parwa Doon, Distt.

Dehra Dun, bounded and butted as under which is bifurcated by the
Dehra Dun Hardwar Road.

57/12

: 12 :

| | |
|-------|---|
| NORTH | Land of Shri Faqir Chand, Shri Roshan Lal, Shri Sita Ram and Shri Kanwar Singh. |
| SOUTH | Land of Shri Gurdas and Shri Sumer Chand |
| EAST | Forest Land |
| WEST | Jakhan river |

IN WITNESS WHEREOF the Sellers have put down their signatures on the day, month and the year above written in the presence of the witnesses.

Sellers

महाराज
जोगेंद्र सिंह
जीत सिंह
R. K. Longani
(T) Utham Singh

WITNESSES

1. (R.K. Longani)
Advocate,
Court Compound,
DEHRA DUN.

2. (S.INDERJEET SINGH s/o S. Ram Singh,
R/O 9, Saharanpur Road,
DEHRA DUN.

Drafted by me and typed in my Chamber under my dictation.

(HARI SINGH)
Advocate