



सत्यमेव जयते

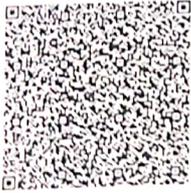
IN-UK56853456048117W

# INDIA NON JUDICIAL

## Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK56853456048117W  
 Certificate Issued Date : 16-Nov-2024 12:20 PM  
 Account Reference : NONACC (SV)/ uk1203304/ DEHRADUN/ UK-DH  
 Unique Doc. Reference : SUBIN-UKUK120330420762698050273W  
 Purchased by : KAPIL KUMAR AHUJA  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : NA  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : DR TIKA RAM JOSHI  
 Second Party : KAPIL KUMAR AHUJA  
 Stamp Duty Paid By : KAPIL KUMAR AHUJA  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



**PRADEEP KUMAR**  
**STAMP VENDOR**  
**COURT DEHRADUN**

Please write or type below this line

*Pradiip*      24/12

### Statutory Alert

- The authenticity of this Stamp certificate should be verified at [www.sholestamp.com/](http://www.sholestamp.com/) or using e-Stamp Mobile App of Stock Holding
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
- The onus of checking the legitimacy is on the users of the certificate
- For more information please refer the Computer Stamp Act



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**AGREEMENT OF SALE  
WITHOUT POSSESSION**

This agreement of sale is made on this 16<sup>th</sup> day of November 2024 between **DR. TIKA RAM JOSHI S/O LATE SHRI VISHNU DATT JOSHI R/O 181, DOON VIHAR, RAJPUR ROAD DEHRADUN** (hereinafter called "the First Party") of the one part.

**AND**

**SHRI KAPIL KUMAR AHUJA S/O SHRI RAM SWROOP AHUJA R/O 193/1, NESHVILA ROAD, DEHRADUN** (hereinafter called "the Second Party") of the other part.

**PROVIDED ALWAYS**, and it is hereby agreed, that the terms "the First Party" and "the Second Party" occurring hereinafter in this agreement shall be deemed to include their respective heirs, legal representatives and assigns unless there is something repugnant to the context there to;

**AND WHEREAS** the First Party is the absolute owner in possession of All that Residential House No. 181, Doon Vihar, Jakhan, Rajpur Road, Dehradun and the name of the first party has been duly recorded in the Nagar Nigam Dehradun which is morefully described in the schedule hereunder and which is free from all sorts of encumbrances, liens, and charges, and the First Party has every right to transfer the same in any manner.





**AND WHEREAS** the First Party has purchased the said property from UP Awas and Vikas Parishad by virtue of a Lease deed dated 05-10-1998 which is duly registered in the office of Sub Registrar Dehradun in Book No. 1 Vol 2694 Page 10 ADF Book No. 1 Vol 3224 Pages 288 to 308 No. 9789 dated 07-10-1988 and thereafter a free Hold Deed dated 10-03-1997 was executed which is also duly registered in the office of sub Registrar Dehradun in Book No. 1 Vol 1 Page 55 ADF Book No. 1 Vol 44 Pages 169 to 184 No. 292 dated 19-03-1997. And thereafter the name of the First party has been duly recorded in the Nagar Nigam Dehradun as Property No. 181, Doon Vihar Jakhan, Dehradun.

**AND WHEREAS** the First Party wants to sell the said property which is morefully described in the schedule hereunder and the second party is also willing to purchase the Said Property on the following terms and conditions:-

**NOW THIS AGREEMENT WITNESSES:-**

- 1- That the First Party shall sell and the Second Party shall purchase the property described in the schedule given at the foot of this agreement.
- 2- That the price of the property hereby proposed to be sold is hereby agreed at **@Rs. 2,10,00,000/- (Rupees Two Crore Ten Lacs Only)**.
- 3- That the Second Party as advance has paid to the First Party a sum of **Rs. 15,00,000/- (Rupees Fifteen Lacs Only)** as under:-
  - a. Rs. 5,00,000/- by virtue of a Cheque Drawn on SBI Cantt Road, Dehradun.
  - a. Rs. 10,00,000/- by virtue of a Cheque Drawn on HDFC Bank, Dehradun.the receipt where of is hereby acknowledges by the first party.

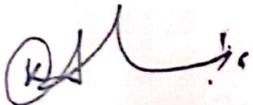
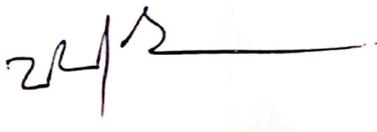


4. That the sale deed shall be executed upto 31-12-2024 positively.
5. That the physical and vacant possession of the property hereby agreed to be sold shall be delivered by the First Party to the Second party at the time of execution of the sale deed.
6. That the sale shall be free from all encumbrances.
7. That the cost of execution and registration of the said deed or sale deeds shall be borne by the second Party.
8. That the second party shall be at liberty to get the sale deed or sale deeds of the said property in his own name or in the name of his nominee.
9. That in case the First Party fails to execute the sale deed in accordance with this agreement the Second Party shall have the right to get this agreement specifically enforced by competent court at the cost and expense of the First Party.

### **SCHEDULE OF THE PROPERTY**

All that Residential House No. 181, Doon Vihar Jakhan, Dehradun having total land area 210.60 Sq. mtr in which covered area is 142.48 sq. mtr bounded and butted as under:-

- |        |  |
|--------|--|
| East - | House No. 180 (B Type), S.M 19.50 mtr        |
| West - | Boundary wall of the Parishad, S.M 19.50 mtr |
| North- | 9 mtr wide road, S.M 10.80 mtr               |
| South- | 12 mtr wide road S.M 10.80 mtr               |

IN WITNESS WHEREOF, the parties have signed this deed on the day, month and year first above written.

*[Signature]*  
FIRST PARTY .....

*[Signature]*  
SECOND PARTY .....

WITNESSES :- 1-.....  
*[Signature]*

2-.....Jaya Joshi

C. mer - 12 mi y  
S/o Sh. Rami Hf  
Sutarn New  
Dhankar