



फिरकी नं. 12

क्रमांक 47

26 NOV 1997

प्रधान मुद्रांक कार्यालय, मुंबई

विभागांक

श्री/श्री/श्रीमती - Bhartish Chandra Consul

..... यांना न्यायेतार मुद्रांक

..... या विकला.

मुद्रांक विक्रेता
श्री. कृष्णा सि. खताळ

SALE DEED

VALUE

Rs. 1,25,000/-

STAMP

Rs. 5,000/-

WORDS

350

STAMP No. 47

DATED: 26.11.1997

STAMP VENDOR

SUPDT. OF STAMPS, MUMBAI

THIS SALE DEED IS MADE AT MUMBAI ON THIS 26th day of November 1997, by SHRI. PIRESHWAR DAS GUPTA son of Late Shri. SALESWAR DAS GUPTA resident of L/B/6, Purba Bansha Govt. Housing Estate, Thakurpukur, Calcutta-700 063, P.S. Thakurpukur, Dist. South 24 Parganas, in West Bengal, through General Power of Attorney, Shri. Bhartish Chandra Consul son of Shri. Jagdish Chandra Consul resident of 2-A, Jala Lane, Mominpur, Calcutta-700 027, vide General

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Power of Attorney, Vasika No. 3474, dated 23.05.1997, registered before additional District Sub-Registrar Bahala Dist. South 24 Parganas. The said General Power of Attorney is still valid upto date and the executant is the still alive, hereinafter called the VENDOR which expression shall mean and include his respective heirs, succesors, survirors, administrators, executors, and assigns of the ONE PART:

IN FAVOUR OF:

SHRI. VIRENDER SINGH MALIK son of SHRI. UMED SINGH resident of 766. Sector -4, Urban Estate Gurgaon and Shri. Mangat Rai son of Shri. Duli Chand resident of 615/9, Daultabad Road, Gurgaon (Haryana) hereinafter called the VENDEES which expression shall mean and include their respective heirs, successors, survivors, administrators and assigns of the OTHER PART:

Belonging to Didi
WHEREAS the above said Vendor is owner and in possession of *Non Agricultural Land* land measuring 7 Biswa 3 Biswansi (1050 sq.yards), in Kharsa No. 6363/4655/280 situated in revenue estate at Daultabad Road, Gurgaon Teh. & Dist. Gurgaon vide mutation No. 23021 dated 08.11.1997. *N*

AND WHEREAS the Vendor herein due to some family needs and commitments decided to sell 7 Biswa 3 Biswansi (1050 Sq.yards) out of land mentioned above and the Vendee herein agreed to purchase the same.

Belonging to Didi
Belonging to Didi
8/11/97

THEREFORE IT IS HEREBY AGREED DECLARED
CONVENENANTED AND RECORDED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS:

1. That the Vendor has agreed to sell the above said land measuring 7 Biswa 3 Biswansi (1050 Sq.yards) and the Vendees has agreed to purchase the said land for a sum of Rs. 1,25,000/- (Rupees One Lac Twenty five thousand only) which is paid by the Vendees to the Vendor as under:

Rs. 1,25,000/- (Rupees One Lac Twenty Five thousand only) vide Demand Draft as per details given below:

<u>D.D. No.</u>	<u>Dated</u>	<u>Drawn on</u>	<u>Amount/Rs</u>
525259	24.11.1997	Allahabad Bank	31,250.00
525260	24.11.1997	-do-	31,250.00
525261	24.11.1997	-do-	31,250.00
525262	24.11.1997	-so-	31,250.00
TOTAL Rs:			1,25,000.00 =====

2. That the Vendor hereingrants, conveys and transfer all his rights, titles and interest in the said land measuring 7 Biswa, 3 Biswansi (1050 Sq. yards) in the revenue estate at Daultabad Road, Gurgaon Teh. & Dist. Gurgaon, Haryana, unto the Vendees herein.

3. That the said land transferred herein is freehold and free from all encumbrances, claims, demands, dues, liens, mortgages, decrees, litigations, prio-sales, agreement to sell etc.

...4

Belonging *Belonging*

4. That the actual physical possession of the above said land hereby conveyed has been delivered to the Vendees at the sport who have become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc.

5. That the Vendor will get the land mutation entry, in the Vendee's name, in the revenue record. If the Vendor fails to do so then the Vendees is hereby authorised to get the mutation, in his favour, in the revenue record by way of sale deed executed herein in the court of law.

6. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the Vendor.

7. That the taxes, cesses, dues or demands in respect of this land have been paid and cleared by the Vendor upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Vendees for future taxes, etc.

8. That all the previous sale deed and other relevant papers concerning this land have been handed over by the Vendor to the Vendees in original at the time of execution of this sale deed.

Bellam
SHANKH *(B. B. B.)*

A. That the property hereby conveyed was his self acquired property by virtue of the sale deed mentioned hereinabove and that no one else except the Vendor has rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.

B. That the property hereby conveyed is free from all sorts of encumbrance, charges, legal flaws, liens, taxes, mortgages, court decrees, and attachments, etc.

C. That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor of his rights, to sell the property hereby conveyed or any part thereof and the Vendees suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the Vendees and keep the Vendees saved, harmless and indemnified through his property moveable and immoveable against all losses, cost, damages, and expenses occurring thereby the Vendees.

SCHEDULE OF PROPERTY

Land area 1050 sq.yards, in Khasara No. 6363/4655/280, 7 Biswa, 3 Biswansi situated at Daultabad Road, Guragaon, Haryana bounded as Under:-

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21/12/14

:6:

EAST : Others property
WEST : Rasta Amm Badshai Road
NORTH : Road 8.25 Sq.Ft.
SOUTH : Others Land

IN WITNESS WHEREOF, THE PARTIES ABOVE
NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED
OF SALE ON THE DAY MONTH AND YEAR WRITTEN IN THE
PRESENCE OF THE WITNESSES GIVEN BELOW:-

WITNESSES:-

1. *Chandee M. Tiwary* *Belloumf* 26/11/97.
VENDOR

2. *गणेश शिवाजी*

VENDEES *Belloumf* 26/11/97
गणेश शिवाजी



आर-3 नमूना
नमूना नंबर 9994/99
सन 99 99 चे नोंद घेणे महिन्याचे
28 तारखेस 92...
9 वाजण्याचे दरम्यान दुय्यम निबंधक
मुंबई यांचे कार्यालयात हजर केला.

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बालीलप्रमाणे फी मिळाली—

र. वे

नोंदणी ..	9250-00
शेरे ..	40-00
नक्का (फोलिओज) ..	95-00
हजवात ..	2-00
फाईलिंग ..	30-00
ग्याल ..	83-00

एकूण 9890-00

दुय्यम निबंधक, मुंबई

दुय्यम निबंधक, मुंबई.
नपिलाची सुनावणी करण्याखेरीज
विबंधकाचे सर्व अधिकार असलेला.

- ①-श्री. विरेन्द्रदास गुप्ता 5/0 लेट-श्री. साल्वरदास गुप्ता 20 जल/की/६ पुरवा वंशा गव्ह. सफासिंग इस्टेट अकूरपूर जलकाला-७०००६३ यांचे मुख्यार-श्री. भारतीशचंद्र वान्यल वय वर्ष २८ व्यवसाय २० २३ जाला लेन जलकाला-७०००२७
- ②-श्री. विरेन्द्र सिंह मलीक वय वर्ष ३४ व्यवसाय २० धर न. ७६६ सेक्टर ४ अर्बन स्टेट मुदगाव हरीयाणा
- ③-श्री. भगनराय 5/0-श्री. युकीचंद वय वर्ष ४२ व्यवसाय २० ६५/६ दाललाबाद रोड मुदगाव हरीयाणा.

(स्वरूप करून देणार,)

न्यायवित्त सेल 35 एकावेळी
करून दिल्याचे कबूल करतात.

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X भादगाव

- ①-श्री. चंद्रेश्वर लिवारी वकील २० सिव्हील कोर्ट पटना
- ②-श्री. भादुरंग प्र. मोवसकर २० भादगाव वाळ भादगाव मु. ७८

६ दाघ बरोल वस्तुवज करून
इत्यानात ओळखत असल्याचे सांगतात
८ त्याची ओळख देतात.

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बागरी जमीन कमाल मर्यादा कायदा १९७६ च्या तरतुदी प्रमाणित
~~काल २३ मध्ये ठरविलेले वसुधेश्वरी वसुधेश्वरी~~ हा न संस्थापित वसुधेश्वरी
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दि. २६/११/९९ मुख्य निबंधक, मुंबई.



काल - ११/११/९९
 मुख्य निबंधक १ काल
 बापदाम
 तारीख २६/११/९९

मुख्य निबंधक, मुंबई
 बापदाम सुनावणी करण्याविषयी
 निवेदनार्थी सर्व अधिकार वसुधेश्वरी

आर-3 बबब 99eL / 96

Wagon
Haryana.

Sal dead for
R 12000/-
50 0000/-

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~~21452~~ order 261000