

3181

2,00,000/- 2500/- 3035 5000Rs.



विक्रय कर २४.०० काका प्रथम अनुसूची
 अन्तर्गत कर को भरा. २०/१५/९५
 जमीन को मालक है और इन्डियन प्रॉपर्टी
 एक्ट की अनुसूची १ में दर्ज है।
 अर्थात् मालक द्वारा अनामिकता से
 विक्रय करने के लिए है - यह विक्रय कर
 चुकाया गया है।

By Deed of Sale No 80 of 1995 of
 also No 80 of 1995 of
 19/6/1995
 19/6/95
 19/6/95
 19/6/95

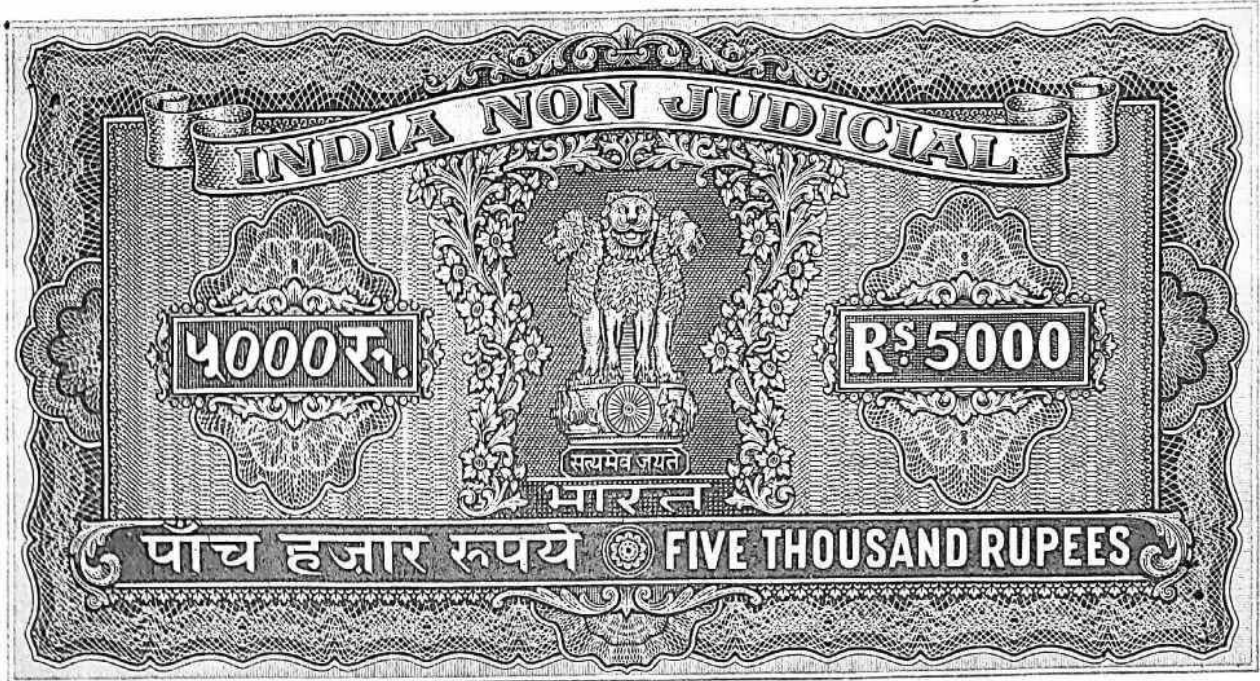
92/11/80 19.6.95

DEED OF SALE

THIS DEED OF ABSOLUTE SALE BY WAY OF CONVEYANCE made this the 19th day of JUNE, 1995, BY (1) SRI SANJEEV KUMAR MALHOTRA (2) SRI RAJEEV MALHOTRA (3) SRI RAJESH MALHOTRA, all sons of Sri S.L.Malhotra, by faith Hindus, by profession No.1 and 2 Business, No.3 Service, all residing at Dari Mohalla, P.C. & P.S. Dhanbad, District Dhanbad, hereinafter called the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the CNE PART:

A N D

1. SRI JOGINDER SINGH SALUJA, son of Sri Amar Singh Saluja
2. SMT. SARANJEET KAUR, wife of Sri Joginder Singh Saluja



Sanjeev Kumar
Mehrotra
19/6/95
Rajesh Mehrotra
19-6-95
Rajesh Mehrotra
19-6-95

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both by faith Hindu, by occupation Business, resident of Dhanbad, P.S. & P.C. Dhanbad, District Dhanbad, hereinafter called the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the OTHER PART:

WHEREAS one Sri B.S. Chopra son of Yasvant Chopra purchased the schedule 'A' property by registered Sale Deed No. 7583 of 1982 being Plot No. 1389 area 4 kathas 11 chhataks under Khata no. 40 of Mouza Dhanbad for valuable consideration.

AND WHEREAS Sri B.S. Chopra while in undisturbed and peaceful possession thereof by renovations etc. sold his right, title, interest and possession to one Uttam Kaur by



Sanjeev Kumar
Malhotra
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Rajeev Malhotra
19-6-95

Rajesh Malhotra
19/6/95

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a Registered Sale Deed no.6499 dated 25.5.83 (recorded in Book No.1, Volume No.76, pages 72 to 77 for the year 1983.

AND WHEREAS Uttam Kaur thus after purchase by sale deed no.6499 of 1983 also sold her right, title, interest and possession to Sri Sanjeev Malhotra and Rajeev Malhotra and Rajesh Malhotra by a Registered Sale Deed no.4632 of 1986 for valuable consideration of Rs.25,000/- (Rupees twentyfive thousand) only.

AND WHEREAS Uttam Kaur also mutated her name vide Mutation Case No.127(III)85-86 and paid rent under thoka No.1769.

AND WHEREAS the vendors thus after purchase are in peaceful and undisturbed possession thereof, by exercising diverse acts that is by construction of residential



Sanjeev Kumar
Malhotra
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building, compound walls etc. which is numbered as Holding No.728, Ward No.25 of Dhanbad Municipality.

AND WHEREAS the vendors also mutated their names vide Mutation Case No.17(III)1988-89 and paid rent of 06 paise under thoka no.292 being Plot No.1389 area 4 kathas 11 chhataks under khata no.40 in Mouza:Dhanbad.

AND WHEREAS the vendors thus become exclusive and absolute owners of the below mentioned property more fully described in the schedule 'A' below and also delineated in the plan attached herewith marked RED being entire Holding No.728, Ward No.25 of Dhanbad Municipality including all fittings and fixtures thereon.

AND WHEREAS the vendors for their business affairs as well as for service residing far of the



Sanjeev Kumar
Mallotra

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Rajeev Malhotra
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Rajesh Malhotra
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conveyed property and the property could not be maintained properly as such the some portion of the properties is in detoraated conditions.

AND WHEREAS the vendor being in dire need of cash money for their business affairs as well as to purchase better and suitable properties elsewhere expressed their desire to sell the below mentioned property morefully described in the schedule 'A' below and all the right, title, interest possession together with all the liberties, advantages, easements, benefits etc. for Rs.2,00,000/- (Rupees two lacs) only.

AND WHEREAS the purchasers have agreed to purchase the same for Rs.2,00,000/- (Rupees two lacs) only.



Saijeen Kumar
 Malhotra
 17/6/95.
 Rajesh Malhotra
 19-6-95
 Rajesh Malhotra
 19-6-95

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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:-

That in consideration of Rs.2,00,000/- (Rupees two lacs) only, paid by the purchasers to the Vendors (as per memo of consideration) the receipt whereof the vendors doth hereby admit and acknowledge) the vendors doth hereby absolutely and indefeasibly, grant, convey, assigns transfer unto the purchasers all that piece and parcel of land with all building constructions, compound walls being entire Holding No.728, Ward No.25 of Dhanbad Municipality and being Plot No.1389(P) area 4 kathas 11 chhataks morefully described in the Schedule 'A' below and also delineated in the plan attached herewith marked Red and all the right, title, interest and possession together with all the liberties, easements advantages, benefits, etc. annexed and appurtenant thereto and all paths and passages etc.



Sanjeev Kumar
Mallotra
19/6/95
Rajesh Mallotra
19-6-95
Rajesh Mallotra
19-6-95

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TO HAVE AND TO HOLD the same unto the purchaser for ever subject only payment of rent of 06 paise under thoka no.292 and Municipal taxes under Holding No.728, Ward No.25 to Dhanbad Municipality.

The vendor hereby declares that they have a good, perfect, valid and subsisting title to the property hereby conveyed and is absolutely free from all encumbrances, charges, liens, notices, injunctions etc.

The vendors have not hereto before done or entered into any agreement of transfer or otherwise with any person or persons whatsoever.

The vendors have this day delivered possession of the conveyed property to the purchasers and the



Sanjeev Kumar
Dhallotra
19/6/95
Rajeev Malhotra
19-6-95
Rajesh Malhotra
19-6-95

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purchasers will henceforth enjoy the same by renovation
demolishing, rebuilt or further constructions thereon as
well as by alienation, sale etc. generation to generation.

The vendors hereby declares that if in future
due to any defect of title of the vendors, the purchasers
be put to any loss or deprive of any portion of the
property the vendors shall be liable to compensate all
those losses.

The purchasers shall get their names mutated
in the sherista of the Landlord State of Bihar as well as
in the office of Dhanbad Municipality.

The vendors hereby declare that if and when
required by the purchasers the vendors will execute



Sanjeev Kumar
Mehlotra
19/6/95
Rajesh Mehlotra
19-6-95
Rajesh Mehlotra
19-6-95

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further deed of assurance at the cost of the purchasers for more perfectly assuring the same.

The vendors have this day delivered all the title papers to the purchasers.

IN WITNESS WHEREOF the vendors have put their signatures this the day, month and year above written.

SCHEDULE 'A'

All that piece and parcel of RAIYATI LAND with constructions compound walls including all fittings and fixtures thereon situated in Mouza: DHANBAD, P.S. and Municipality Dhanbad (Known as KABRISTHAN AREA) P.S. Dhanbad, District Dhanbad and being entire Holding



Sarjeev Kumar
Malhotra

19/6/95
Rajeev Malhotra
19-6-95

Rajesh Malhotra
19-6-95

Slm
19/6

RM

PM

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✓ No. 728, Ward No. 25 of Dhanbad Municipality.

Mouza: DHANBAD, Mouza No. 51.

KHATA NO. 40 (Forty)

PLOT NO. 1389 (P) area 4 kathas 11 chhataks

(Four kathas and eleven chhataks) or approximately
3380 sqft.

Butted and bounded as follows:-

NORTH: Part of Plot No. 1383. (Jain Milan)

SOUTH: Passage.

EAST: Common wall with Bishwanath Agarwall

WEST: Part of Plot No. 1385. Champa Billa.

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Sanjeev Kumar
Mallhotra

19/6/95

Rajew Malhotra

19-6-95

Rajesh Malhotra

19/6/95

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The aforesaid premises being entire Holding
No.728 Ward No.25.

CONSTRUCTED PLINTH AREA-748 sqft.

As per plan attached herewith and shown in
Colour Red.

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Sanjeev Kumar
Malhotra
19/6/95
Rajeev Malhotra
19-6-95
Rajesh Malhotra
19-6-95

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MEMO OF CONSIDERATION

Received Rs.2,00,000/- (Rupees two lacs) only by
Draft Rs.1,98,000/- and rest by cash.

1. Sanjeev Kumar Malhotra 19/6/95.
2. Rajeev Malhotra - 19-6-95.
3. Rajesh Malhotra 19-6-95



Sayee Kumar
Kallohwa

19/6/95

Rajan Malhotra
19-6-95

Rajesh Malhotra
19.6.95

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Drafted by me, read over
and explained the contents
to the executants and
claimants.

WITNESSES:

Kivendra Gandhi 1.
Chalteji

Rajmangal Singh
Mamthal Nagar
Dhanbad.

Deed Writer, Dhanbad.

2. Mohan Singh Chanda
19/6/95

 by: