

purchaser that the rights, title and

interest which are hereby transferred

to the purchaser are subsisting and the

Vendor is fully empowered and competent

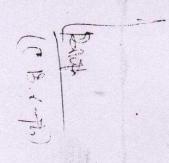
to transfer the same to the purchaser and

the Vendor will indemnify the purchaser from

all losses and damages.

(SMF) Chandra Kanta Dikstit





(e) That the purchaser shall have a right

to get the said property mutated in her

own name and the Vendor will co-operate

with her and give his full assistance for

further and more perfect enjoyment of the

said property.



That the Vendor has obtained the Income-Tax 3.

Clearance Certificate from the Income-Tax

Commissioner (O.S.D.), Salary Ward 2(1),

Lucknow. The said property was constructed

much prior to 1976 and the certificate to the

same effect has also been obtained by the

C. E. C.

Vendor from the Up Nagar Adhikari (Records)

dated 30.7.1994.

4. That the market value of the said property

is as under :-

(SMt) Chandra Kanta Dikshit

TO R. INT.

(1) Area of the said property

hereby sold is 3,120

(Three thousand, One

hundred Twenty) square

(Smt) Chandra Kanla Dikshit



feet and the land under-

neath the said property

is the leasehold land

and the value of the

(SMr.) Chandra Kanla Dikstit

C C

land at the rate of

Rs. 225/- (Rupees Two

hundred Twenty-five) per

square foot comes to .. Rs. 7,02,000/-

and the construction

Chandra Kanla Dikshil



E Transport

thereof is very old and the

constructed area on the

ground floor is 1,050

(One thousand Fifty)

square feet approximately

(SMt.) Chandra Kanla Dikshit



and the value thereof

at the rate of Rs. 80/-

(Rupees Eighty) per

(SMt) Chandra Kanla Dikskit

square foot comes to Rs. 84,000/-



and the constructed area

on the first floor is

about 750 (Seven hundred

Fifty) square feet and the

value thereof @ Rs. 70/-

(Sm) Chandra Kanla Dikshit.



(Rupees Seventy) per

square foot comes to .. Rs. 52,500/-

Thus the total value

(Smr.) Chandra Karla Dikshit

comes to .. Rs. 8,38,500/-



## The Municipal Assessment (2)

of the said property is

Rs. 23,783.52 (Rupees

Twenty-three thousand,



Seven hundred Eighty-three

and Paise Fifty-two), 25

(twenty-five) times whereof

Bran (3)

5.

The assumed ment is Ro 1981 - P.M and twenty five times of its annual value comes to Rs ... ... 594,588/-

The stamp duty of Rs. 1,21,600/- (Rupees One lac,

Twenty-one thousand, Six hundred) is being paid

(SMF) Chandra Kanla Dikslit



(SAT) Chandre Karla Dikorit

on this sale deed on the market value of

Rs. 8,38,500/- (Rupees Eight lacs, Thirty-Eight

thousand, Five hundred), i.e. on the maximum

value. The stamp duty of Rs. 50,000/- has been

paid by the Vendor and the remaining stamp duty

of Rs. 71,600/- has been paid by the purchaser.

(115)

## SCHEDULE

ALL THAT HOUSE No. C-221, bearing Municipal
No. 498 250 Nirala Nagar, constructed over the leasehold Plot No. C-221 situate at Kutubpur Iradatnagar
Scheme, Lucknow, having the Plot area of 3,120 square
feet in Ward Niralanagar, Lucknow, together with the
leasehold rights of the said Plot No. C-221 and all
the appurtenances, easements, heriditaments belonging
thereto and bounded as under :-

East .. Plot No. C-220,

West .. Plot No. C-222,

North .. Road,

South Plots No. C-209 and C-208.

## DETAILS OF PAYMENT

Next page

SSMI) Charava Kanla Dikskit.

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## DETAILS OF PAYMENT.

(1) Rs. paid by the purchaser to 2,00,000/the Vendor vide Cheque No. SB/93 No. A.B.0577087 dated 21.5.1994 on Bank of Baroda, Hazratganj, Lucknow;

(2) Rs. 75,000/-

paid by the purchaser to the Vendor vide Cheque No. 782043 dated 15.10.1994 on Bank of Baroda, Hazratganj, Lucknow;

(SMr) Chandra Kanla Dikshil

(3) Rs. 4,25,000/- paid by the purchaser to the Vendor through Cheque No. 782046 dated 2.12.1994 on Bank of Baroda, Hazratganj, Lucknow, at the time of execution of the sale deed.

Total Rs. 7,00,000/-

Rupees Seven lacs.