



04DD 475207

Sale Consideration Rs61,00,000/- Stamps Worth Rs8,95,000/- Words about 1600
Lines about 160
on value of Rs74,50,000/-

Sale Deed

This indenture of sale is made at Solan on 27.04.05 by Sh. Ranjit Varma s/o Sh. Ramesh Chand Varma s/o Sh. Bhagwati Parasad r/o Chinar, Near I.T.I. Solan HP for himself and as general power of attorney for his real brother Sh. Randeep Varma s/o Sh. Ramesh Chand Varma r/o Chinar, Near I.T.I. Solan HP Tehsil and District Solan HP (attorney is still valid and has not been revoked : no 257 dated 06.09.02 duly registered with the sub registrar Solan on 20.09.02 copy appended herewith) (Hereinafter called the Vendors) in favour of Lala Lilu Ram Educational Trust (Regd.), Nissing, Karnal, Haryana having its branch office at Jandev Tulsi Complex, Rajgarh Road, Solan HP through is authorised signatory cum trustee Sh. Amit Kumar s/o Sh. Lajpat Rai r/o Nissing, Karnal, HP (Hereinafter called the Vendee).

Now, this Sale Deed witnesses as under :

- 1. That the Vendor are absolute owner in possession of the land comprised in Khewat / Khautani no 3 min / 3 min Khasra Nos 71 / 18 / 1, 52 / 18, 22 / 1, 23 / 2, 24, 25, 78 / 56 / 30, 88 / 50 / 33, 91 / 34, 35, 36, 38 / 2, 39 / 2, 40, 41 / 1, 41 / 2, 42, 43, 50 / 44, 51 / 44, 45, 46, 47, 48 / 2, 49 total measuring 51 bighas and 7 biswas, situated in Mauja Jabli, Pargana Kyuntan Avval, Teshil and District Solan (HP) as per the jamabandi for the years 2000 - 2001 issued by the Halqua Patwari which is appended herewith. .. 2 ..

Amit Kumar
Ranjit Varma



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2. That the Vendors have agreed with Vendee for the absolute sale of the above mentioned land comprised in Khata / Khautani No 3 / 3 Khasra Nos 71 / 18 / 1, 52 / 18, 22 / 1, 23 / 2, 24, 25, 78 / 56 / 30, 88 / 50 / 33, 91 / 34, 35, 36, 38 / 2, 39 / 2, 40, 41 / 1, 41 / 2, 42, 43, 50 / 44, 51 / 44, 45, 46, 47, 48 / 2, 49 total measuring 51 bighas and 7 biswas situated in Mauja Jabli, Pargana Kyuntan Avval, Teshil and District Solan, as per the jamabandhi prepared by the halqua patwari which is appended herewith for the total sale consideration of Rs61,00,000/- (Rupees sixty one lakhs only). That the vendee had earlier paid a sum of Rs53,11,000/- (Rupees fifty three lakhs and eleven thousand only) vide cheque nos 109703, 1097707, 109727 dated 23.08.04, 26.08.04, 11.03.05 and the remaining amount of Rs7,89,000/- (Rupees seven lakhs and eighty nine thousand only) is being paid today to the Vendors vide cheque no 109738 dated 27.04.05 all cheques drawn on Parwanoo Urban Co - op Bank Ltd, Solan as full and final payment at the time of registration and execution of the sale deed, the receipt of which is hereby acknowledged by the Vendors and now nothing is due towards the Vendee to be paid to the Vendors. .. 3 ..

Amit Kumar
Ranjit Singh



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3. That thus the Vendors as absolute owner in possession of the above mentioned land do hereby sell, convey, assign, assure and transfer the above mentioned property / land comprised in khata / khatauni No 3 min / 3 min khasra Nos 71 / 18 / 1, 52 / 18, 22 / 1, 23 / 2, 24, 25, 78 / 56 / 30, 88 / 50 / 33, 91 / 34, 35, 36, 38 / 2, 39 / 2, 40, 41 / 1, 41 / 2, 42, 43, 50 / 44, 51 / 44, 45, 46, 47, 48 / 2, 49 total measuring 51 bighas and 7 biswas situated in Mauza Jabli, Pargana Kyuntan Avval, Tehsil and District Solan HP along with all the rights, title, interests, path leading to the said property / land, air, light, water, water sources, trees of all kind ancient rights, common land rights, privileges, liberty, etc. and all sort of other easementary rights whatsoever of the Vendors into and upon the said property hereby conveyed / transferred unto the Vendee absolutely and forever and in the ratio / manner mentioned above. To have, hold, possess and enjoy the same into the use of the Vendee its legal heirs, successors, executors, assigns etc. absolutely and forever without any let, hinderance, interference etc. by the Vendors or any other person or persons claiming through or acting under them.

4. That the actual, vacant and physical possession of the above mentioned property / land under sale existing at the spot alongwith all rights, title, interests etc. which were being enjoyed by the Vendors qua the said property / land has been delivered to the Vendee at the spot and now the Vendee shall be entitled to use and enjoy the said land in any manner whatsoever.

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Amit Kumar
Ranjit Singh



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5. That the Vendors have agreed with the Vendee that they will at the request and costs of the Vendee or any other person or persons requiring the same do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said land and every part thereof in the manner as foresaid according to the true intent, and meaning of this deed.

6. That the said land is free from all encumbrances, charges, cess, lien, attachments, etc. and has a clear and marketable title the Vendors do hereby agree and covenant to save, harmless and keep the Vendee indemnified from and against all sort of losses, claims, demands, charges etc. that may arise due to any defect in the title of the Vendors or due to any encumbrance, charge, cess, lien, attachments, litigatiions, etc.

7. That the Vendors require a water pump to be installed in the water source at the base of the lower boundary of said land being sold to the Vendee vide this sale deed and to lay water pipes through the outer boundary of land being sold vide this sale deed. The Vendors would have the right of access to the water pump in case any repair / maintainence is required to be done in the pump or the pipes laid for lifting the water for the remaining land of the sellers.

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Amit Kumar

Ranjit Singh

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8. That all the expenses for the execution of this sale deed i.e. purchase of stamps have been borne and paid by the Vendee and similarly the expenses for registration are also being borne and paid by the Vendee.

9. That the Vendee has sought permission under section 118 of the HP Land and Tenancy Act from the HP Government vide permission letter no Rev - B - F (10) 538 / 2004 dated 25.04.05. Necessary documents have been appended herewith.

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Amit Kumar
Ranjit Singh

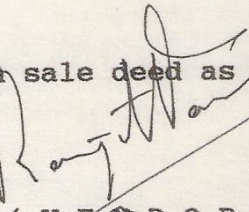
रव-पंजीकार, सोलन
बिला सोलन, (दि.प्र.)

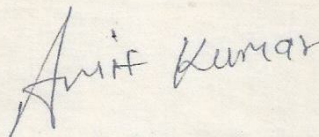
27-04-2005




03CC 750926

Attached with sale deed as deficiency in stamp duty.


(VENDORS)


(VENDEE)


उप-पंजीकार, सोलन
जिला सोलन, (हि.प्र.)
27-04-2005