



हिमाचल प्रदेश HIMACHAL PRADESH

030274

RC  
Rs  
14.6.2010

SALE DEED

Sale consideration : Rs21,00,000/-  
Assesed value of Trees : Rs11,47,571/-  
Stamps worth Rs1,56,800/-  
160

Assessed value of land : Rs19,15,000/-  
Assessed value (TOTAL): Rs31.17,721/-  
Lines about :

Words about : 1600

This indenture of sale is made at Solan on 11.06.10 by Ms. Pratima Sharma d/o Sh. Dharamveer Sharma s/o Sh. Vidya Prakash r/o Mauza Jabli, Tehsil and District Solan H.P. Tehsil and District Solan HP ( hereinafter referred to as the Vendor ) in favour of Lala Lilu Ram Educational Trust, Jabli Kyar, P.O. Ochghat, Tehsil and District Solan H.P. having its registered office at Ganesh Rice Mills, through its authorized signatory Sh. Ashok Kumar s/o late Sh. Tara Chand r/o Village Rudhnan Ghodo, P.O. Kumarhatti, Tehsil and District Solan H.P. (Copy of authorization appended herewith ) (hereinafter referred to as the Vendee).

NOW THIS SALE DEED WITNESSES AS UNDER :

1. That the Vendor is absolute owner in possession of the land comprised in khata / khautani no 21 min / 22 khasra no 8 measuring 9 bighas and 10 biswas, khata / khautani no 27 min / 28 khasra no 154 / 1 measuring 5 bighas, khata / khautani no 25 min / 26 khasra no 5 / 1 measuring 2 bighas and khata / khautani 26 min / 27 khasra no 3 / 1 measuring 3 bighas total measuring 19 bighas and 10 biswas situated in mauza Nagali (Hadbast no 597), Tehsil and District Solan H.P., as per the jamabandhi for the years 2004 - 2005 which is enclosed herewith. That the land intended or expressed to be sold to the Vendee through this sale deed is free from all charges, encumbrances, cesses, liens, gifts, attachments, prior injunctions, prior sales, acquisitions, requisitions, litigations, loans etc. etc. and the Vendor hereby declare, agrees and covenant with the Vendee that she has not earlier entered into any agreement / transaction with any other person (s) etc. for the sale, mortgage, equitable mortgage, transfer or disposal of the above said intended to be sold through this sale deed.

For L.L.R. Educational Trust

Ashok  
Authorized Signatory

Pratima Sharma

SUB REGISTRAR SOLAN  
DISTRICT SOLAN (H.P.)





हिमाचल प्रदेश HIMACHAL PRADESH

048422

..2..

2. That the Vendor had agreed with the Vendee for the absolute sale of the aforesaid land comprised in khata / khautani no 21 min / 22, khasra no 8 measuring 9 bighas and 10 biswas, khata / khautani no 27 min / 28, khasra no 154 / 1 measuring 5 bighas, khata / khautani no 25 min / 26, khasra no 56/1 measuring 2 bighas and khata / khautani 26 min / 27, khasra no 3 / 1 measuring 3 bighas total measuring 19 bighas and 10 biswas situated in mauza Nagali (Hadbast no 597), Tehsil and District Solan H.P., as per the jamabandhi for the years 2004 - 2005 prepared by the halqua patwari which is enclosed herewith for the total consideration of Rs21,00,000/- (Rupees twenty one lakhs only).

3. That the Vendee has paid the entire sum of Rs21,00,000/- (Rupees twenty one lakhs only) to Vendor at home as full and final sale consideration amount, the receipt of which is hereby acknowledged by the Vendor at the time of presentation and registration of this sale deed before the Sub Registrar, Solan, District Solan H.P. and now nothing is due towards the Vendee to be paid to the Vendor. ..3..

*[Handwritten signature in blue ink]*

For L.L.R. Educational Trust  
Asst  
Authorized Signatory

SUB REGISTRAR SOLAN  
DISTRICT SOLAN (H.P.)

14-06-70



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

हिमाचल प्रदेश HIMACHAL PRADESH

048423

..3..

4. That thus the Vendor who as absolute owner in possession of the above mentioned land does hereby sell, convey, assign, assure and transfer the above mentioned land comprised in khata / khautani no 21 min / 22, khasra no 8 measuring 9 bighas and 10 biswas, khata / khautani no 27 min / 28, khasra no 154 / 1 measuring 5 bighas, khata / khautani no 25 min / 26, khasra no 5 / 1 measuring 2 bighas and khata / khautani 26 min / 27, khasra no 3 / 1 measuring 3 bighas total measuring 19 bighas and 10 biswas situated in mauza Nagali (Hadbast no 597), Tehsil and District Solan H.P., as per the jamabandhi for the years 2004 - 2005 prepared by the halqua patwari, along with all rights, title, interests path leading to the said land, ancient right, air, light, trees of all kind, common land right, shamlat rights, privileges, liberty, water sources and all sort of other easementary rights whatsoever of the Vendor into and upon the said land hereby conveyed / transferred unto the Vendee absolutely and forever. To have, hold, possess and enjoy the same into the use of the Vendee its legal heirs, successors, executors, assignees, legal representatives absolutely and forever without any let interruption, obstruction, interference etc. by the Vendor or any other person or persons claiming through or acting under her.

5. That the actual, vacant and physical possession of the above mentioned land under sale along with all rights, title interest etc. which were being enjoyed by the Vendor qua the said land which was with the Vendor has been delivered to the Vendee at the spot and now the Vendee shall be entitled for all benefits and profits of the said land.

..4..

*[Handwritten signature]*

For L.L.R. Educational Trust  
Asst.                       
Authorized Signatory

*[Handwritten signature]*  
SUB REGISTRAR SOLAN  
DISTRICT SOLAN (H.P.)  
14-06-10





हिमाचल प्रदेश HIMACHAL PRADESH

048424

..4..

6. That the Vendor has agreed with the Vendee that she will at the request and costs of the Vendee or any other 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 aforesaid according to the true intent and meaning of this deed.

7. That the Vendor does 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 Vendor or due to any encumbrance, charge, cess, lien, attachments, litigations of any kind and pay full compensation of the price paid for the said land if the Vendee is deprived of whole or part of the said land or its title by any enactment already enacted and litigations etc..

8. That all the taxes, cesses, dues, assessments etc., with regard to the above said land under sale on the date of execution and registration of this sale deed shall be borne and payable by the Vendor, if any found due against the said property and after the registration of sale deed, the same shall be payable by the Vendee.

9. That the expenses for the purchase of stamp papers for execution of this sale deed have been borne and paid by the Vendee and the expenses for registration and other misc., expenses are also being borne and paid by the Vendee.

For L.L.R. Educational Trust  
Ashob  
Authorized Signatory

*[Handwritten signature]*

SUB REGISTRAR SOLAN  
DISTRICT SOLAN (H.P.)  
14-06-70





हिमाचल प्रदेश HIMACHAL PRADESH

007198

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10. That the Vendee is competent and entitled to purchase the above mentioned land as the purchaser has sought permission under section 118 of the H.P. is an agriculturist of H.P. Tenancy and Land Reforms Act vide letter no Rev - B - F (10) - 92 / 2010 dated 07.05.10. Necessary documents attached.

That the expressions the Vendor and the Vendee shall include their respective legal heirs, executors, legal representatives, administrators successors, assignees, etc..

In witness whereof the Vendor and the Vendee hereto have put their hands on this sale deed at Solan, District Solan on the day, month and year first above written as token of its acceptance and correctness of its correctness.

Witnesses:

1. *Mamraj Kumar*  
*Go Sh. Shyam Lal*  
*epo LLR. TRUST Jabli*  
*P.O. Chhat Solan*
2. *Abhinash Bhardwaj*  
*Go Sh. Ramesh Bhardwaj*  
*R/o epo LLR. TRUST Jabli*  
*Teh & Distt Solan*

Vendor

For LL.R. Educational Trust

*Ashh*  
Authorized Signatory  
Vendee

Drafted by :

*BRAJESH SAKLANI*  
Advocate  
Distt. Courts Solan (H.P.)

11-06-10

*Sub Registrar Solan*  
SUB REGISTRAR SOLAN  
DISTRICT SOLAN (H.P.)  
14-06-10

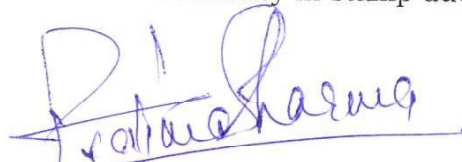




हिमाचल प्रदेश HIMACHAL PRADESH

167816

Attached with sale deed as deficiency in stamp duty.

  
Vendor

For L.L.R. Educational Trust

  
Authorized Signatory  
Vendee

  
SUB REGISTRAR SOLAN  
DISTRICT SOLAN (H.P.)  
14/06/20





04DD 475207

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

#### Sale Deed

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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*





04DD 479874

- 2 -

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*





04DD 479875

- 3 -

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.

.. 4 ..

*Anil Kumar*  
*Ranjit Singh*





04DD 479876

- 4 -

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.

.. 5 ..

*Amix Kumar*  
*Ranjit Singh*





04DD 479877

- 5 -

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.

.. 6 ..

*Amit Kumar*  
*Ranjit Singh*

उप-पंजीकार, सोलन  
बिला सोलन, (वि.प्र.)

27-04-2005





03CC 750926

Attached with sale deed as sufficiency in stamp duty.

( VENDORS )

Amit Kumar

( VENDEE )

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