

भारतीय न्यायिक

एक सौ रुपये

रु. 100



RS. 100
ONE
HUNDRED RUPEES

संघमय प्रतीक

भारत INDIA
INDIA NON JUDICIAL

India Stamp Act XVI of 1908

MEHARU MEHARALAYA
Stamp of the Meghalaya
or adopted by Meghalaya.

S.P.D. 36,900/-

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Sub Registrar,
Dohra.

SALE DEED

THIS DEED OF SALE is made on this the 12th day of July, two thousand and twelve.

-BETWEEN-

Smt. Twilinda Kharkongor daughter of (L) Smt. Threp Kharkongor aged about 40 years resident of Nongthymmai, Laitkroh, Category - Scheduled Tribe, Occupation- Bussiness, Rural Area, Block- Shella, East Khasi Hills District, Meghalaya hereinafter called "The SELLER" which term and expressions unless repugnant to the context shall mean and include all her legal representatives, executors, administrators, assigns etc. on the One Part.

-AND-

Shri. Stanley Jones Kharsai son of (L) Shri. R. Lamare, aged about 42 years, resident of Mylliem, Marhamang, Shillong-9 Category- Scheduled Tribe, Urban Area, Block- Mylliem, Occupation- Self-employed, East Khasi Hills District, Meghalaya hereinafter called "The Purchaser" which term and expressions unless repugnant to the context shall mean and include all his legal representatives, executors, administrators, assigns etc. on the Other Part.

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WHEREAS, the Seller is the absolute owner in possession of a plot of Land situated at Kyrdemkh Mawkaphar, Elaka Laitkroh, East Khasi Hills District, Meghalaya, measuring an area of about 3855.75 Sq.mt. more or less which is fully described in the Schedule herein under written and hereafter referred as the Scheduled Property.

WHEREAS, the seller is desirous to sell the aforesaid plot of land to any intended purchaser at the consideration price of Rs. 2, 00,000/- (Rupees Two Lakhs) only and the above named Purchaser having come to know of the intention of the Seller, approached the Seller and is willing to purchase the above said plot of land at the above considerable price and the Seller having found the proposal of the Purchaser is reasonable and suitable agreed to sell the aforesaid plot of land to the Purchaser.

WHEREAS, the Purchaser in pursuance of the aforesaid agreement paid full amount of the consideration price of Rs. 2, 00,000/- (Rupees Two Lakhs) only and whereof the possession of the aforesaid plot of land has been handed over to the Purchaser at the time of receipt of the consideration price of Rs.2,00,000/- (Rupees Two Lakhs) only.

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WHEREAS, the Seller and the Purchaser for making the sale absolute by way of complete transfer have decided to execute and register this Sale Deed in order to avoid any compliancy that might arise in future so that legal right, title of the purchaser should in no way be affected.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That, in pursuance of the said agreement and in consideration of Rs.2,00,000/- (Rupees Two Lakhs) only for the aforesaid plot of land as specifically described in the schedule below that is paid by the purchaser to the Seller, the Receipt whereof the Seller hereby admits, acknowledge and confirms, the said Seller do hereby transfer by way of Sale, conveys unto the said Purchaser of the property (fully described in the Schedule below) TO HAVE AND TO HOLD the same without any interruption from the Seller or any person or persons claiming under her and the Seller is capable of conveying all good and perfect title to the Purchaser in respect of the aforesaid property as described in the Schedule below :-

2. That, the Purchaser shall have the absolute and exclusive right, title and interest over the property mentioned in the Schedule below and the Purchaser shall so entitled to re-sale mortgage, transfer, exchange, gift, let-out alienate for valuable consideration whatsoever.

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3. That, the Seller do hereby agree and bind herself and her legal heirs, successors-in-interest, representative and assigns, etc. that in case of defective title of the Seller, the Seller shall compensate the losses incurred by the Purchaser and shall try to correct or rectify and defect in title by executing additional or fresh document before the Authority concerned as and when required and asked by the Purchaser.

Further the Seller do hereby agreed that she or her legal heirs, successors-in-interest or anybody claiming under her should not make any kind of interruption or claim whatsoever and shall extend all co-operation for making the same absolute in all possible manner to the purchaser.

SCHEDULE OF THE PROPERTY :

All that piece and parcel of a plot of land measuring an area of about 3855.75 Sq.mt more or less situated at at Kyrdemkhla Mawkaphar, Elaka Laitkroh, East Khasi Hills District, Meghalaya more or less East Khasi Hills District, Meghalaya which is bounded as follows:-

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BOUNDARIES

Location : Kyrdemkhla Mawkaphar, Elaka Laitkroh, East Khasi Hills District

North : Adjacent with the land of Smt. Twilinda Kharkongor 86 metres

East : Adjacent with the land and road of Smt. Twilinda Kharkongor 35 metres

South : Adjacent with the land of Smt. Twilinda Kharkongor 73 metres

West : Adjacent with the land of Smt. Twilinda Kharkongor 62 metres

Total Area - 3855.75 Sq. metres more or less

IN WITNESS WHEREOF I set and subscribe my signature in presence of the following witnesses who also have put their signature herein below on the day month and the year first above mentioned.

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Witnessess:

1 Name - Shri. P. Kharkongor

Age - 40 Years

Relational status - Son of (L) T Nongthoh

Category - Tribal

State - Meghalaya

District - East Khasi Hills

Rural / Urban - Rural

Block - Laitkroh

Town / Village - Laitkroh

Pin code - 793110

Occupation - Sordar

Handwritten signature
Acting Scribe
Shri. Laitkroh



SELLER

2 Name - Shri. Y. Shabong

Age - 35 Years

Relational status - Son of H. Synrem

Category - Tribal

State - Meghalaya

District - East Khasi Hills

Rural / Urban - rural

Block - Laitkroh

Town / Village - Laitkroh

Pin code - 793110

Occupation - Business

Handwritten signature
Yor not



PURCHASER