

**OFFICE OF THE EXECUTIVE COMMITTEE
KHASI HILLS AUTONOMOUS DISTRICT COUNCIL
SHILLONG.**

No.DC/XXXIX/Genl/130/2022-2025 | 18 | 26

Dated: Shillong, the 10th Jan'y, 2025.

To,

Shri. Rocky Dhar,
Golflink, Shillong.

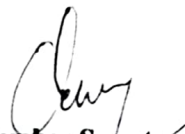
Subject: - No Objection Certificate

Reference: Your application Dt.29.11.2024.

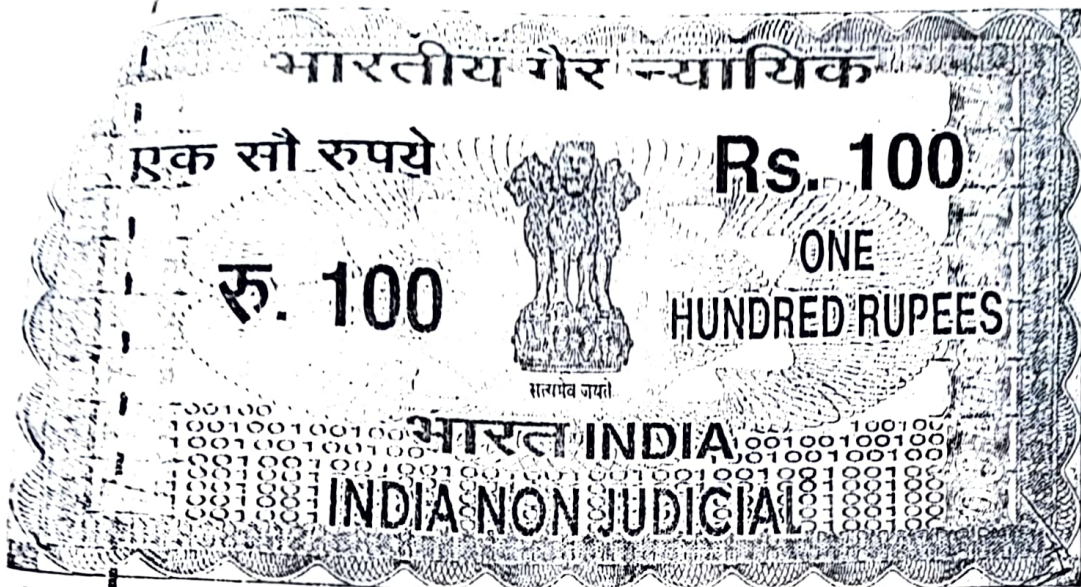
Sir/Madam

With reference to your application mentioned above, I am directed to inform you that the Authority do hereby grant you No objection Certificate (NOC) for availing the services of electricity and water supply connection from MeECL/PHE for your building located at Golflink, Shillong on the condition that you are to submit Form III and completion certificate upon completion of your building and obtain the occupancy certificate thereafter. It is to be noted that you are not allowed to occupy your building without obtaining the occupancy certificate from the authority.

This is for your information and necessary action.



Member Secretary
Khasi Hills Building and Structure
Regulatory Authority (KHBSRA),
Khasi Hills Autonomous District Council,
Shillong.



मेघालय MEGHALAYA

05325

SALE DEED

This DEED OF SALE is made this the 23rd day of October 2021,

-BETWEEN-

THE SHILLONG RECREATION GROUND TRUST, a Trust registered before the Sub-Registrar, Shillong under Book No.1, Volume No. 1 and pages 29 to 62 being No.17 of 1905, having its principal office at SGRT Complex, Polo Ground, Shillong-793001, East Khasi Hills District Meghalaya through (1) its Secretary & Trustee Mr. D.M. Pariat, represented by Mr. Wallamphang Roy, Acting Secretary having been authorized vide resolution of the Board of Trustees of SRGT dated 23rd August 2021, (2) its Trustee Mr. Mr. J. M Pariat, (3) its Trustee Mr. G.P. Wahlang, and (4) its Trustee Mr. Wallamphang Roy, hereinafter called the 'SELLER' (which term and expression unless excluded by or repugnant to the context mean and include its/their heirs, executors, administrators, successors and assigns) of the ONE PART.

-AND-

SHRI ROCKY DHAR, Son of Shri K. Pala resident of Nongmynsong, Shillong hereinafter called the 'PURCHASER' (which term and expression unless

of the said land, without interference from the Seller, and further, the Purchaser shall have the right to get his name transferred/registered with the appropriate registering authority

Trustee Cum Secretary
Shillong Recreation Ground Trust

Trustee
Shillong Recreation
Ground Trust

Trustee
Shillong Recreation
Ground Trust

excluded by or repugnant to the context mean and include his heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS the Seller is the absolute owner of a plot of land situated at Pynthorumkhrah, Mawpun, Golf Link, Shillong, East Khasi Hills District, Meghalaya and more specifically mentioned in the Schedule-A herein below.


AND WHEREAS the Seller has agreed to sell, transfer and convey absolutely a portion of the above-mentioned plot of land mentioned in Schedule-A measuring an area of about 28,035 Sq. ft. (more or less), more specifically mentioned in the Schedule-B herein below.

AND WHEREAS the Purchaser has agreed to purchase the said plot of land mentioned at Schedule-B at an amount of Rs. 6, 44, 80, 500/- (Rupees Six Crores Forty Four Lakhs Eighty Thousand Five Hundred) only from the Seller.


NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

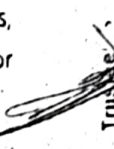
1. That by this sale deed, the Seller does hereby sell, transfer, convey, assure, assign and deliver possession of the said land situated at Pynthorumkhrah, Mawpun, Golf Link, Shillong East Khasi Hills District, Meghalaya, more specifically mentioned in the Schedule-B herein below together with all the rights, title and interest whatsoever belonging thereto or purported to belong thereto to and unto the use and occupation of the said Purchaser subjective to the terms and conditions above agreed upon by the Seller and Purchaser under this Agreement.
2. That in consideration of the payment of Rs 6, 44, 80, 500/- (Rupees Six Crores Forty Four Lakhs Eighty Thousand Five Hundred) only, the payment and adequacy of which is hereby acknowledged by the Parties, the Purchaser shall henceforth peaceably and quietly hold, use, occupy, enjoy and enter the said land mentioned below as his own and rightful property together with his heirs, executors, administrators, successors and assigns
3. That the Purchaser shall have absolute rights over the said plot of land and can use it according to his own free will and for his own benefit whatsoever without any interruption or claim or demand either from the Seller or his heirs, executors, administrators, successors and assigns of any other person or persons claiming through or under him.
4. That the Purchaser will take delivery and possession of the said portion of land from the Seller, along with all the related papers of the said land once the Parties enter into this Deed.
5. That the Purchaser shall be entitled to use the said land as the absolute owner of the said land, without interference from the Seller, and further, the Purchaser shall have the right to get his name transferred/registered with the appropriate registering authority

ALL THE
Khasi


Trustee Cum Secretary
Shillong Recreation Ground Trust


Trustee
Shillong Recreation
Ground Trust


Trustee
Shillong Recreation
Ground Trust


Trustee
Shillong Recreation
Ground Trust

SCHEDULE - A

ALL THAT piece and parcel of land situated at Pynthorumkrah, Shillong, East Khasi Hills District, Meghalaya and bounded as follows:-

- NORTH: By the land of U Dho and U Phri Rumnong
- EAST: By the land of the Shillong Club (Golf Link)
- SOUTH: By the land of the Shillong Club and the land of Ka Bettymai Rumnong.
- WEST: By the land of Ka Bettymai Rumnong
- Area: 51,000 Sq. ft. more or less

SCHEDULE - B

ALL THAT piece and parcel of land situated at Pynthorumkrah, Shillong, East Khasi Hills District, Meghalaya and bounded as follows:-

- NORTH: P.W.D. Road 141 feet
- EAST: Land of Shillong Club Ltd (Golf Link) 144 feet
- SOUTH: Land of Shillong Club Ltd (Golf Link) 215 feet
- WEST: Basketball Court + House of P. Blah 171 feet
- Area: 28,035 Sq. ft. more or less

IN WITNESS WHEREOF, the parties hereto set and subscribe their hands at Shillong on the day, month and year mentioned first herein above.

(M/M) Hek
Aking Rongbah Shnong
Dorbar Shnong Pynthorumkrah
Golflinks

Danny PDE
Asst Secretary Dorbar Shnong
Pynthorumkrah
Golfink Shillong..

Hed
Dorbar Shnong Pynthorumkrah
Golflinks
23/11/21

WITNESSES:

- 1. *[Signature]*
- 2. *[Signature]*

~~Trustee Cum Secretary
Shillong Recreation Ground Trust~~

2. ~~*[Signature]*~~

~~Trustee
Shillong Recreation
Ground Trust~~

3. ~~*[Signature]*~~

~~Trustee
Shillong Recreation
Ground Trust~~

4. ~~*[Signature]*~~

SELLER

~~Trustee
Shillong Recreation
Ground Trust~~

[Signature]

PURCHASER

[Signature]