

SALE DEED

THIS SALE is made on this the 10 day of June, 2023 at Nongpoh.

- BETWEEN -

SHRI BHALANG SINGH PHANBUH, Son of **Shri Dilip Singh Shongwan**, alias **Shri Dilip Singh**, aged about 55 years, by occupation **Business**, Category-Tribal (Khasi) resident of **Lower Lachumiere Hills, Shillong - 793001**, Under **Myllem Syiemship, Urban/Rural Area, East Khasi Hills District, Meghalaya**, hereinafter called "**The Seller/Vendor**" (which term shall unless the context otherwise requires include his heirs, administrators, successors and assigns) of the One Part.

- AND -

MRS. MEHTAB CHANDEE AGITOK SANGMA, Wife of **Shri Conrad K. Sangma**, aged about 38 years, by Occupation **Business**, Category - Tribal, (Garo) resident of **S.S Chambers, Near-St. Peter's School, Dhanakhet, Shillong - 793001**, Under **Myllem Syiemship, Urban Area, East Khasi Hills District, Meghalaya**, and permanent resident of **Forest Tilla, West Garo Hills, Meghalaya-794002**, hereinafter called "**The Purchaser/Vendee**" (which term shall unless the context otherwise requires include her heirs, administrators, successors and assigns) of the Other Part.

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WHEREAS the Seller was the absolute and the sole owner of a plot of land known as **Lum Jubi**, lying and situated at (**Umtrew & Tdohumsiang**), now **Tdohumsiang Village, Ri-Bhoi District, Meghalaya, Pin-code-793105**, Under **Raid Mawbuh, Myllem, Syiemship, Urban/Rural Area**, measuring an area of **25 Acres (Twenty Five) Acres**, more or less which is fully described in the schedule herein under written and hereafter referred as the **Schedule Property**.

(Registered Deed of Declaration, Dated 23.1.2014 & Un-registered Sale Deed, Issued by U Secretary bad U Rangbah Shnong Dorbar Shnong Tdohumsiang, Dated.10.05.2023, are enclosed herewith as annexure I & II in serial)

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Nongpoh 7/6/23

AND WHEREAS the Seller herein is desirous of selling 25 Acres of his piece/portion of his plot of land out of 50.17 Acres to the Purchaser along with various type of structure both temporary and permanent including all other fixed assets such as plant and machinery, factory sheds, labour quarter, weighing machine and all other movable and immovable assets the factories building and other permanent and temporary structures standing therein.

NOW THIS DEED WITNESSES that in pursuance of the Sale Deed of the aforesaid landed property, the Second Party has purchased 25 acres of piece/portion of landed property from the seller out of 50 acres of his land for the consideration amount of Rs. 1,50,00,000/- (Rupees One Crore and Five lakhs) only, which has been paid by the Purchaser to the Seller, simultaneously with the execution of this presents, the said Seller hereby acknowledges as having received, the Seller does hereby convey, transfer and assign unto and to the use of the Purchaser, his heirs, executors, administrators and assigns absolutely and forever as ordinarily pass on such sale.

(Photo copy of the EPIC Card, (Seller, Purchaser & witnesses, PAN CARD, are annexed herewith as Annexure – III, IV- V, VI, VII, & VIII in series)

AND THE SELLER does hereby covenant and declare for himself, his heirs, executors, representatives and assigns, that he the Seller, now has good title to convey in the said premises hereby conveyed or expressed to be conveyed unto the Purchaser, her heirs, executors, administrators, representatives and assigns in the manner aforesaid.

AND THAT THE PURCHASER shall hereafter peaceably hold, use and enjoy the same as her own property without any hindrance, interruption, claim or demand by or from the Seller or any other person whomsoever.

AND THAT THE SELLER and all the persons claiming under him shall and will, from time to time, upon the request and at the cost of the Purchaser, her heirs, executors, representatives, and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto the Purchaser, her heirs, executors, representatives and assigns and placing her

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and them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

AND IT IS HEREBY DECLARED that the said premises hereby transferred or intended to be transferred is free from all encumbrances, charges, claims or demands and that he, the Seller, has not done anything whereby the property may be subject to any attachment or lien of any court or person whatsoever.

The seller hereby binds himself, his legal heirs or representatives to make good or indemnify the purchaser for any loss that they may suffer in future for any act deed or things alone by the Seller in respect of the land and various type of structure both temporary and permanent including all other fixed assets such as plant and machinery, factory sheds, labour quarter, weighing machine and all other movable and immovable assets transferred and conveyed.

SCHEDULE OF THE PROPERTY

All part and parcel of the plot of land along with various type of structure both temporary and permanent including all other fixed assets such as plant and machinery, factory sheds, labour quarter, weighing machine and all other movable and immovable assets known as Lum Jubi, lying and situated Khlieh Umtrew & Tdohumsiang, now lying and situated at Tdohumsiang Village, Ri-Bhoi District, Pin-code-793105 Under Raid Mawbuh, Myllem Syiemship, Ri-Bhoi District, Meghalaya measuring an area of **25 Acres (twenty five) Acres, or 11,00,000 Sq. Ft. (Eleven lakhs) Sq. Ft.** more or less which is bounded on all four sides as follows:-

BOUNDARIES:-

- NORTH** : Adjacent to the land of Bhalang Singh Phanbuh.
- SOUTH** : Adjacent to the land of U Larmoti Night Khongwir & water stream.
- EAST** : Adjacent to the P.W.D, U.J Road.
- WEST** : Adjacent to the local road leading to the private forest (Khlaw) of Koprai Kharkamni.

Total Area 25 Acres, (twenty five) Acres more or less.

District Registrar,

Nongkhor

5/1/23

IN WITNESS WHEREOF, the Seller and the Purchaser have hereunto set
and subscribe their hands on the day, month and year first above mentioned.


WITNESSES:-

1.

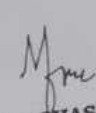


Name
Father name
Aged about
occupation
Category
State
Urban/Rural
Town/Village
Block
Pin code

- Shri Cornelius Lapasam
- Shri. Louis Pakyntein
- 35 years
- Private
- Schedule Tribe.
- Meghalaya.
- Urban
- Town
- Myllicem
- 793006


VENDOR/SELLER
(SHRI BHALANG SINGH PHANBUH)




PURCHASER

(SMTI MEHTAB C.SANGMA)



2.



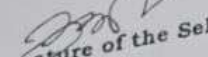
Name
Father name
Age about
Occupation
Category
State
Urban/Rural
Block
Pin code


- Shri Banteising Phanbuh
- Shri W. Rumnong
- 38 years
- Business
- Schedule Tribe
- Meghalaya
- Urban
- Myllicem
- 793006

DESCRIPTION OF BUILDING:-

Years of construction-
Assam type/RCC building-
Single/Double Storied-
No of Room-
Condition of the building
Value of the House-

- 2013
- 3 RCC building
- Double
- Nil
- Dilapidated state
- No value


Signature of the Seller


Signature of the Purchaser

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District Registrar,
Nongpoh
5/7/23