



मेघालया MEGHALAYA

02AA 441447

**DEED OF SALE**

**THIS DEED OF SALE** is made on this the 14<sup>th</sup> day of December, 2015, at Shillong.

**BETWEEN**

**SHRI RAJENDAR SINGH**, son of (L) Deo Muni Singh, aged about 51 years, Gender-Male, by occupation-businessman, Category-Non-Tribal(General), State-Meghalaya, District-East Khasi Hills, Rural/Urban-Rural, Block-Myllem, Town/Village-Pynthorumkhrah, Shillong, Pin Code-793001 hereinafter referred to as the **VENDOR** (Which term unless repugnant to the context shall mean and include his legal heirs, successors, assigns, and legal representatives) of the **ONE PART**.

**AND**

**SHRI RODERICK S. MARBANIANG**, son of Shri. Dominick Sawkmie, aged about 25 years, by occupation self-employed, Category- Tribal, State-Meghalaya, District-East Khasi Hills, Rural/Urban-Rural, Block-Myllem, Town/Village-Pynthorumkhrah, Shillong, Pin Code-793001, hereinafter referred to as the **VENDEE** (Which term unless repugnant to the context shall mean and include his legal heirs, successors, assigns and legal representatives) of the **OTHER PART**.

(Contd....P/2)





मेघालय MEGHALAYA

02AA 048006

=2=

WHEREAS the Vendor is the absolute owner in possession of a plot of land by virtue of Deed of Declaration, dated 10.11.2015, duly registered before the Registrar, Office of the Deputy Commissioner, East Khasi Hills, Shillong and desirous to sell the plot of land measuring about 4077 sq. ft. more or less situated at State- Meghalaya, District- East Khasi Hills, Rural/Urban- Rural, Block-Mylliem, Town/ Village- Pynthorumkhras, Shillong, Pin Code-793001 which is more specifically described in the Schedule "C" of the said Deed of Declaration.

WHEREAS the VENDOR has agreed to sell absolutely the said plot of land to the Vendee for a consideration price of ₹10,00,000/- (Rupees ten lakhs) only to be paid in full by the Vendee unto the Vendor as the VENDOR has taken the financial assistance from the VENDEE at the time of dire financial needs and requirements for his personal purposes in various occasion and as such decided and agreed to sell the said plot of land to the VENDEE as not in position to repay the said amount of financial assistance of the VENDEE.

AND WHEREAS the said Vendee has agreed to purchase the said landed property free from all encumbrances, charges and demands, whatsoever for the said price.

(Contd....P/3)





मेघालय MEGHALAYA

02AA 048012

=3=

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-**

In pursuance of the said Agreement and in consideration of the sum of ₹10,00,000/- (Rupees ten lakhs) only paid in full by the Vendee unto the Vendor, which said sum the said Vendor acknowledges as having received in full, the said Vendor hereby convey, transfer and assign unto and to the use of the Vendee, his heirs, executors, administrators and assigns all that plot of land including house more specifically described in Schedule appended hereto and all the right, title, interest property claimed and demand whatsoever of the Vendor into or upon the said premises hereby conveyed unto the Vendee, his heirs, executors, administrators and assigns absolutely and forever, as ordinarily pass on such sale.

And the Vendor doth hereby covenant and declare for himself, his heirs, executors, representatives and assigns, that the Vendee now have good right to convey the premises hereby conveyed or expressed to be conveyed unto the Vendee, his heirs, executors, administrators and assigns in the matter aforesaid.

And that the Vendee shall hereafter peaceably hold, use and enjoy the same as his own property without any hindrance, interruptions, claim or

(Contd....P/4)





Rajendra Singh

मेघालय MEGHALAYA

02AA 441444

=4=

demand by or from the Vendor or any other person whosoever claiming through him.

And that the Vendee and all persons claiming under him shall and will from time to time, upon the request and the at the cost of the Vendee,

is heirs, executors, representatives and assigns do and execute or cause to be done and execute all such acts, deeds and things whomsoever for further and more perfectly assuring the said premises and every part thereof unto the Vendee his heirs, executors, representatives and assigns and placing him 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 further declare that the said landed property transferred or intended to be transferred are free from all encumbrances, charges, claims or demand and that the Vendor have not done anything whereby the property may be subject to any attachment or lien of any court or persons whatsoever and the Vendee doth hereby hand over the possession of the said plot of land unto the Vendee.

(Contd....P/5)





Rajendra Singh

मेघालय MEGHALAYA

02AA 441443

=5=

And it is further declared and agreed by the Vendor to save and keep indemnified the Vendee from and against all losses, damages, costs or expenses which he may sustain or incur by reason of any claim being made by anybody whomsoever to the said landed property.

### SCHEDULE

The landed property measuring about 4077 sq.ft. more or less, situated at Pdengshnong, Pynthorumkhras, Shillong, East Khasi Hills District, Meghalaya, which is bounded by as follows:-

EAST	:	Land of Sanatan Sewa Sansthan	127 ft.
WEST	:	Land of Durga Singh.	78 ft.
NORTH	:	Motorable Road	60 ft.
SOUTH	:	Land of Asha Devi Singh.	19.56 ft.
Total Area		:	4077 sq.ft more or less

(Contd....P/6)





मेघालय MEGHALAYA

02AA 441442

=6=

IN WITNESS WHEREOF, the Parties hereto above have hereunto set and subscribed their respective hand at Shillong on the day, month and year first above mentioned in the presence of the following witnesses.

**WITNESSES**

1.

*[Signature]*  
(Shri S. Singh) - Advocate -  
R/o. P. Dengshong,  
Pynthorunkhrah, Shillong - I.

*[Signature]*

(SHRI RAJENDAR SINGH)  
**VENDOR/SELLER**

2.

*[Signature]*  
Jacob Myrten  
Secretary  
Dorbar Shnong Pynthorunkhrah  
Golf-Link, Shillong

*[Signature]*  
(SHRI RODERICK S. MARBANIANG)  
**VENDEE/BUYER**

*[Signature]* 14/12/15  
J. B. Lyngdoh  
Rangbah Shnong  
Dorbar Shnong Pynthorunkhrah  
Golf-Link, Shillong