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RUPEES

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Rs. 10

INDIA

INDIA NON JUDICIAL

SALE DEED

Rs. 1000/- only in Original

02AA 064991

Day of February,

THEIR INDENTURE OF SALE IS MADE today the

2015 by Shri Nicholas Wallang, aged about 43 years, son of (L) Er Wallang, belonging to the Scheduled Tribe community of Meghalaya and resident of Lower Lachumiere, Shillong-793001, East Khasi Hills District, Meghalaya, herein after called the **VENDOR** (which expression unless repugnant to the context shall always mean and include his heirs successors assigns executors and administrators) of the **ONE PART**.

-AND-

Shri Budtre R Shilla, aged about 41 years, son of Shri B. Nengnong, belonging to the Scheduled Tribe community of Meghalaya and resident of Lumdawrie, Laitumikhrab, Shillong-793003, East Khasi Hills District, Meghalaya, herein after called the **PURCHASER** (which expression unless repugnant to the context shall always mean and include his heirs successors assigns executors and administrators) of the **OTHER PART**.

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100/-
Rs. 45,000.00
Rs. 60,000.00
Rs. 159,000.00
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WHEREAS the Vendor is the true and lawful owner of a plot of land measuring about 95,000 Sq ft more or less situated at Jorabat Mawsmal, Raid Marwet, Ri Bhoi District, Meghalaya and more particularly described in the schedule below

WHEREAS the abovementioned landed property the Vendor has offered for sale for an amount of Rs. 30,00,000/- (Rupees Thirty Lakhs) only.

WHEREAS the Purchaser being interested in the offer of the VENDOR has accepted the said offer and has agreed to purchase the plot of land for an amount Rs. 30,00,000/- (Rupees Thirty Lakhs) only, fully described in the schedule appended to this Deed free from all encumbrances, charges whatsoever, AND WHEREAS the VENDOR considering the said monetary consideration offered by the Purchaser as fair and reasonable in view of the prevailing market price of land has agreed to sell the land fully for an amount as stated above.

NOW THER DEED WITNESSETH AS UNDER:-

1. That, in pursuance of the aforesaid offer and acceptance and in Consideration of the said sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only paid by the Purchaser to the Vendor, the receipt of which the Vendor hereby acknowledges and admits as having received in full the Vendor hereby grants and conveys unto the said Purchasers, his heirs, successors administrators, executors and assigns all that price and parcel of land hereunder described in the Schedule appended to the Deed together with all rights, titles, interest, easements, privileges appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto free from all encumbrances whatsoever **TO HAVE AND TO HOLD** the landed property hereby granted and conveyed unto and to the use of the said Purchasers, his heirs, successors, executors, administrators, and assigns forever.
2. That, the Vendor does hereby declares for himself, his heirs, successors, executors, administrators, and assigns that he is absolutely seized and possessed of and has not in any way encumbered or charged the landed property hereby conveyed by the Deed of Sale and that the Purchasers, his heirs, successors, executors, administrators and assigns shall and may at all times peaceably quietly possess and enjoy the landed property hereby conveyed without any claim, demand, interruption whatsoever from or by the said Vendor or any person claiming under him.

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3. That, the Vendor shall and will at all times to come and at the cost of the Purchasers his heirs, executors, administrators, successors and assigns do or cause to be done or execute all such acts, deeds and things whatsoever, for the further and more perfectly assuring the title of the Purchasers, his heirs, successors, executors, administrators and assigns to the landed property hereby sold and conveyed.
4. That, the Vendor further declares that if at any time it transpires that the landed property hereby sold and conveyed is not free from all encumbrances as herein before stated by him, the Vendor his heirs, successors, executors, administrators, assigns shall make good for the loss that may be sustained by him or to them and the Vendor shall further be liable to pay compensation for any other loss or injury which the Purchaser may sustain as a consequence thereof.
5. That, the Purchaser further declares that in pursuance of the verbal agreement with the Vendor they had taken possession of the landed property hereby sold and conveyed by this Deed of Sale.

Property Details:

State : Meghalaya.
District : Ri-Bhoi District
Rural/ Urban : Rural.
Town/ Village : Jorabat Mawsmat, Raid Marwet

Property Dimension Details:

East	: G.S Road	
West	: Raid Land	270 ft
South	: Land of Smti Queeny Passah	130 ft
North	: Land of Mathis Blah and Land of N Wallang (310 ft + 120 ft)	520 ft
		430 ft

Total Area of land 95,000 Sq. ft more or less

Availability of NOC: Yes
If Yes NOC date 20.02.2015

Availability of NEC: No
If Yes NEC Date:

Certified copy,

with
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