

903

ANNEX - I

No 9729845

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Himachal Government Judicial Paper

Sale deed

Value of Land = 18,06,030/-
 Value of Building = 19,88500/
 Value of Sale Deed : Rs. 37,94,530/-
 Value of stamps Non Judicial : Rs. Nill
 No. of Judicial : 5

This sale deed is made on this day 9th July, 2009 at Kullu between

1. Sh. Mohinder Pal age 51 year, S/o Sh. Mohan Lal Sood, 2. Smt. Prem Lata age 43 year, D/o Mohan Lal Sood, 3. Smt, Aruna Sood age 40 year D/o Sh. Mohan Lal Sood, 4. Sh. Mohan Lal age 76 year S/o Sh. Moti Ram Husband of late Smt. Satya Devi R/o Village & Phati Shamshi Kothi Khokhan Tehsil & Distt Kullu, through GPA Sh. Varinder Sood S/o Sh. Mohan Lal Sood R/o Village & Phati Shamshi Kothi Khokhan Tehsil & Distt Kullu G.P.A. registered on 12-06-2009 vide registration No. 205/2009, & GPA registered on 04-06-2009 vide registration No. 202/2009, & GPA registered on 09-06-2009 vide registration No. 214/2009 in the office of Sub-Registrar Kullu respectively. 5. Sh. Varinder Sood age 46 year S/o Sh. Mohan Lal R/o Village & Phati Shamshi Kothi Khokhan Tehsil & Distt Kullu in person 6. Sh. Surinder Sood S/o Sh. Mohan Lal R/o Village & Phati Shamshi Kothi Khokhan Tehsil & Distt Kullu in person (hereinafter shall be called the vendors of the first part).

AND

Himalayan Educational Society Shamshi Distt. Kullu H.P. vide registration No. 349/2000 dated 19-12-2000, through President Sh. Surinder Sood S/o Sh. Mohan Lal Sood R/o Village & Phati Shamshi Kothi Khokhan Tehsil & Distt Kullu (Hereinafter shall be called the vendee of the second part).

WHEREAS the vendors of the first part is owner in possession of the land mentioned below:-

<u>Khata & Khatuni No.</u>	<u>Khasra No</u>	<u>Area</u>	<u>Share</u>	<u>Area in share</u>
467/607	1287	17-11-0	135/351	6-15-0 Bigha

Signature
 Chairman
 Kullu College of Education
 Bohgana, P.O. Garsa Distt. Kullu

Signature
 Chairman
 Kullu College of Education
 Bohgana, P.O. Garsa,
 Distt. Kullu (H.P)

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Himachal Government Judicial Paper

As per Jamabandi for the years 2002-03 situated in Phati & Kothi Bhalan Tehsil & Distt Kullu HP. through mutation No. 885 and a two storeyed building is situated on the said land.

AND WHEREAS the vendee of the second part has agreed to purchase the land and two storeyed building with lental in the above said land owned by the vendors.

NOW, THE VENDORS THROUGH THIS SALE DEED HEREBY SOLD THE LAND MEASURING 6-15-0 BIGHA, as per detail referred above, along with all the right, title, interest, property claim, and demand whatsoever of the vendors in to or upon the said land, hereby conveyed unto the vendee its executors, administrators and assigns, absolutely and for ever, as ordinarily pass on such sale. All kinds of possessory and user rights, as passage, drainage etc. as are used and enjoyed by the vendor as an owner, for a sum of rupees 37,94,530/- in favour of Himalayan Educational Society R/o Shamshi Distt. Kullu H.P., the vendee of the second part.

The possession of ownership in the relevant revenue record as well as the physical possession on the spot has also been delivered to the vendee through its authorized President Sh. Surinder Sood S/o Sh. Mohan Lal Sood R/o Village & Phati Shamshi Kothi Khokhan Tehsil & Distt Kullu duly authorized in this behalf. As such the vendee of the second part has become absolute owner in possession of the land. The vendor has got no right, title or interest whatsoever, over the land sold.

AND the vendors hereby declare that they have not done or been party to any act whereby the said land is or may be under any change in title, claim, estate or otherwise, however, or whereby the vendors are prevented from conveying or assigning the said land or any part thereof. The land hereby sold is free of all encumbrances, charges and liens whatsoever, and the vendors have not done any thing whereby the said land and rights may in any manner be

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Kullu College of Education
Bahagana, P.O. Garsa,
Distt. Kullu (H.P.)

changed with the payment of any money. Thus vendors have full and subsisting rights to make this transfer in the manner here by done.

As such the land is free from encumbrance and charges and no part of it has either been alienated by way of sale, gift, exchange, mortgage with possession, lease or lien. There is no bar of mortgage, loan, or tenancy created in any manner whatsoever.

The vendors have not received any notice or publication in any newspaper with regard to acquisition of the land under the provisions of the Land Acquisition Act, from any department of the Govt. Neither any dispute of any kind is pending with any court of law nor there is a bar or obligation of any order or decree of the court, which debar the vendor to dispose of the same.

That the vendee of the second part has now become the absolute owner in possession of the land and is fully entitled to use it for the purpose. which the H.P. Govt; has allowed as per conditions of the sanction order.

In case of any dispute which may arise for the past period with regard to the said land in any court of law, in that event, the vendors should be fully bound to settle such each and every dispute at their own costs and expenses.

That the vendors of first part shall be responsible to pay the entire taxes/arrears and other liabilities, if payable, till today with respect to the said Land, which may falls due on or before the execution of the sale deed.

That the vendor of the first part has received the total sum of Rs. 37,94,530/- from the vendee as per detail mentioned herein below:-

Sr. No.	Mode of payment	Chque No	Dated	Amount
1	CB.I Bank Bhuntar	No.030613	10-05-06	Rs. 5,00,000/-
	Received by Smt. Satya Devi			
2.	CB.I Bank Bhuntar	No.030612	10-05-06	Rs. 2,00,000/-.
	Received by Sh. Varinder Sood			
3.	CB.I Bank Bhuntar	No.033191	12-12-06	Rs. 8,00,000/-
	Received by Smt. Satya Devi.			
4.	CB.I Bank Bhuntar	No.033192	12-12-06	Rs. 8,00,000/-
	Received by Sh. Varinder Sood			
5.	CB.I Bank Bhuntar	No.021031	08-07-09	Rs 12,44,530/-
	Received by Sh. Varinder Sood			
6.	CB.I Bank Bhuntar	No.021032	08-07-09	Rs 2,50,000/-
	Received by Sh. Surinder Sood			
			Total	Rs 37,94,530/-

Principal
Kullu College of Education
Bohgana, P.O. Garsa Distt. Kullu

Chaitanya
Kullu College of Education
Bohgana, P.O. Garsa,
Distt. Kullu (H.P)

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Himachal Government Judicial Paper

As such nothing is recoverable by the vendors or payable by the vendee. All the expenses which are incurred for the execution and registration of the sale deed along with stamp duty have been paid by the vendee of the second part.

That the vendee of the second part is a society formed under the H.P. Co.op Society Act, having its registered head office at **Shamshi Distt. Kullu** and presently **Sh.**

Surinder Sood is President of the society and is authorized signatory on behalf of the society. The vendee being non - agriculturist in Himachal Pradesh, has obtained relevant permission to purchase the land referred herein above under the provision of Section 118 of the H.P. Tenancy of Land Reforms Act 1975 from the H.P. State Government vide letter Rev-B-F(10)-631/2006 dated 22th August 2007 & vide letter Rev-B-F(10)-631/2008 part-II dated 20th May 2009 issued by the **Secretary cum Financial Commissioner (Revenue), Govt. of H.P. Shimla**, for the purpose of land and building. The land and building being purchased by the Vendee of second part will be used only for the purpose and as per terms and conditions laid down in the permission letter issued by the H.P. Govt. The vendee of the second part will obey the rules and directions issued in this behalf. The vendee will not claim itself as an agriculturist in Himachal Pradesh on the basis of this permission.

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Chairman
Kullu College of Education
Bohgana, P.O. Garsa,
Distt. Kullu (H.P.)

No 0729833

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Himachal Government Judicial Paper

IN WITNESS WHEREOF this deed of sale is executed and signed by the parties, in presence of the witnesses, on the date and place mentioned above.

Witness No. 1 & Identifier :

Sh. Sudhir Bhatnagar, Advocate
Kullu Distt. Kullu



Vendors

1. Sh. Mohinder Pal

2. Smt. Prem Lata

3. Smt. Aruna Sood

4. Sh. Mohan Lal

through GPA Sh. Varinder Sood

5. Sh. Varinder Sood in person

6. Sh. Surinder Sood in person

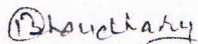
Vendor of the first part

Witness No. 2

Sh. Baldev Chodhary S/o Sh Mohan Lal

V.P.O. Shamshi

Teh. & Distt. Kullu



Vendee

Himalayan Educational Society.

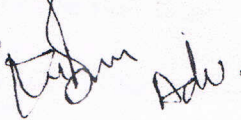
Through its authorized signatory

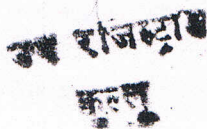
Sh. Surinder Sood, President

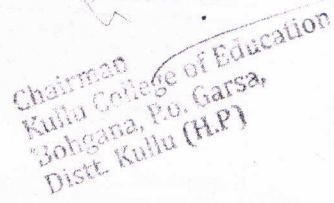
Drafted by :

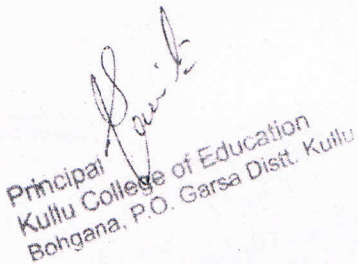
Kulbhushan Mahant

Advocate, Kullu






Chairman
Kullu College of Education
Bohgana, P.O. Garsa,
Distt. Kullu (H.P.)


Principal
Kullu College of Education
Bohgana, P.O. Garsa Distt. Kullu

Party Details

Reference No. 1880/2009

PhotoGraphs



Party Name and Address

Finger Prints and Signatures

Seller

1. Sh. Mohinder Pal पुत्र Sh. Mohan Lal Sood पुत्र - ,Vill. & Phati Shamshi Kullu
Through GPA
Sh. Virender Sood पुत्र Sh. Mohan Lal Sood पुत्र - ,Vill. & Phati Shamshi Kullu
2. Smt. Prem Lata पुत्री Sh. Mohan Lal Sood पुत्र - ,Vill. & Phati Shamshi Kullu
Through GPA
Sh. Virender Sood पुत्र Sh. Mohan Lal Sood पुत्र - ,Vill. & Phati Shamshi Kullu
3. Smt. Aruna Sood पुत्री Sh. Mohan Lal Sood पुत्र - ,Vill. & Phati Shamshi Kullu
Through GPA
Sh. Virender Sood पुत्र Sh. Mohan Lal Sood पुत्र - ,Vill. & Phati Shamshi Kullu
4. Sh. Mohan Lal पुत्र Sh. Moti Ram पुत्र - ,Vill. & Phati Shamshi Kullu
Through GPA
Sh. Virender Sood पुत्र Sh. Mohan Lal Sood पुत्र - ,Vill. & Phati Shamshi Kullu
5. Sh. Virender Sood पुत्र Sh. Mohan Lal Sood पुत्र - ,Vill. & Phati Shamshi Kullu

		Signatures
		Signatures
		Signatures
		Signatures
		Signatures

उप रजिस्ट्रार

[Signature]
Principal
Kullu College of Education
Bohgana, P.O. Garsa Distt. Kullu

Chairman
Kullu College of Education
Bohgana, P.O. Garsa,
Distt. Kullu (H.P)

कुल्लू 09-07-2009

Party Details

जिल्ला : कुल्लु

Reference No. 1880/2009

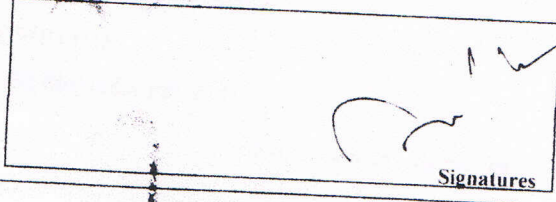
सब रजिस्ट्रार : कुल्लु

Party Name and Address

Finger Prints and Signatures

Seller

6. Sh. Surinder Sood पुत्र Sh. Mohan Lal Sood पुत्र - Vill. & Phati Shamshi Kullu



Signatures

Buyer

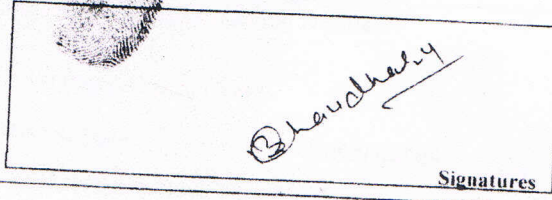
1. Sh. Surinder Sood पुत्र Sh. Mohan Lal Sood पुत्र - Vill. & Phati Shamshi Kullu Through President Himalayan Educational Society Shamshi Kullu



Signatures

Witness

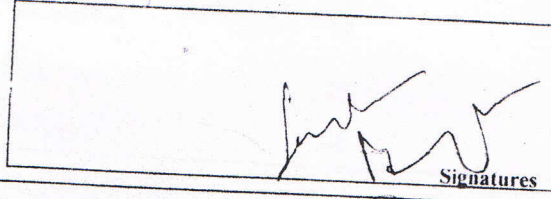
1. Sh. Baldev Chaudhary पुत्र Sh. Mohan Lal पुत्र - Vill. & Phati Shamshi Kullu



Signatures

Identifier

1. Sh. Sudhir Bhatnagar पुत्र - पुत्र - Advocate Kullu



Signatures

उप राजस्व
हस्ताक्षर
कुल्लु (जिस्ट्रार)

Principal
Kullu College of Education
Bohgana, P.O. Garsa Distt. Kullu

Chairman
Kullu College of Education
Bohgana, P.O. Garsa,
Distt. Kullu (H.P.)