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15/15
42 853

Himachal Government Judicial Paper

Identified
by Kambh
Kumar, hand written
Ramesh
Date 20/07/15



Sale Consideration of land is Rs. 9,00,000/-
Value of land as per Circle Rate fixed by the Collector Kinnaur is Rs. 20,24,370/- (calculated @ Rs. 1355/- per Centare). Deed written on NJS worth Rs. 1,21,500/- (calculated @ 6% for men) & Regn. Rs. 40,500/- (@2%) & pasting fee Rs. 10/- paid through Treasury Challan.

Document No... 123

SALE DEED Date 25/07/2015

THIS DEED OF SALE is made this 25th day of July, 2015 BETWEEN:-

- (i) Prem Kapur Jang son of Shri Sagar Chand, aged about 40 years
- (ii) Shanti Devi wife of Shri Sagar Chand, aged about 60 years

Both residents of Village Lippa, Tehsil Moorang, Distt. Kinnaur, H.P. (**hereinafter called "The Vendors"**) of the one part **AND** Sh. Muninder Kumar son of Shri Vidya Sagar, aged about 45 years, resident of village Lippa, Tehsil Moorang, Distt. Kinnaur H.P. (**hereinafter called "The Vendee"**) of the other part.

WHEREAS, the vendors are owners in possession of land bearing Khata/Khatauni No. 185/287, Khasra No. 218/1, (delineated in tatima) measuring 0-04-85 hectare and Khasra No. 232, measuring 0-10-09 hectare, Kita-2, total measuring 0-14-94 hectare, situated at Up-mahal Lippa Khas, Tehsil Moorang, Distt. Kinnaur, H.P. (**hereinafter referred to as the said land**) and the same is free

Contd.....2

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2
Handwritten signatures and notes.

Himmat Singh Negi
Document Writer
R/Peo, Distt. Kinnaur (H. P.)

मैत्रा कला

1

2 बागसो देवा

मती...
बागसो देवा
121 500

चम पाठिकाणास
पुराण, विद्या विभागास

परिवत बही संख्या 43

दस्तावेजों की क्रम संख्या :	भागले की मानियत और स्वतंत्र बोरु रजिस्ट्री की, रकम और अन्य शुल्क और प्राप्त हुआ सामान।
... न० दस्तावेज	
... दस्तावेज की विस्म	
... का मूल्य	
... रजिस्ट्री फीस	
... फीस नकल	
... शर्तों की संख्या	
... फीस अनुवाद	
... फीस बर्माचन	

(2)
from all encumbrances, charges, trust, liens, attachments, claims or demands whatsoever not subsisting and the same is not the subject matter of any suit or litigation or proceedings and has not been offered as security or otherwise to any court or revenue authority; and this transfer of land does not contravenes any provisions of the H.P. Tenancy & Land Reforms Act, and the H.P. Transfer of Land (Regulation) Act, or any other law. The Vendee belongs to an agriculturist family and a Scheduled Tribe.

AND WHEREAS, the vendors by an oral agreement agreed to sell the said land bearing Khata/Khatauni No. 185/287, Khasra No. 218/1, (delineated in tatima) measuring 0-04-85 hectare and Khasra No. 232, measuring 0-10-09 hectare, Kita-2, total measuring 0-14-94 hectare, situated at Up-mahal Lippa Khas, Tehsil Moorang, Distt. Kinnaur, H.P. to the vendee for a price of Rs. 9,00,000/- (Rupees nine lakh only). NOW THIS DEED WITNESSES in pursuance of the said agreement and in consideration of the sum of Rs. 9,00,000/- paid by the Vendee to the Vendors with the execution of these presents (the receipt whereof the Vendors admit and acknowledge) the said Vendors do, hereby grant, convey, sell, transfer and assign the said land unto and to the use of the said Vendee, free from all encumbrances.

Contd...

Himmat Singh Negi
Himmat Singh Negi
Document Writer
R/Peo, Distt. Kinnaur (H. P.)

1 *[Signature]*
2 *[Signature]*

बैशा कर्ता


1 

2 बाग लो दे की

कलनामा

25-7-15

परीक्षा का मिति
व्यक्तित्व का परीक्षा
किसी भी भी कुशल अंग के शारीरिक
विषयों में
विषयों में स्वयं द्वारा
(किन्तु वरदान के जोर पर प्रत्युत किया)


उप प्रिंसिपल
सं. विद्यालय

(3)

AND all that right, title, interest, claim and demand whatsoever of the Vendors in to or upon same and every part thereof to have and to hold the same unto and to use of the Vendee his heirs, executors, administrators and assigns absolutely and forever together with title deed, other evidences of title and easement rights such as way, water, forest, bartan rights and other attached to the said property;

AND the Vendors have delivered the physical possession of said property to the Vendee and the Vendee shall hereafter peaceably and quietly hold, possess and enjoy the said land without any interference, claim or demand whatsoever from the vendors or any one claiming through or under them;

FURTHER the Vendors, their heirs, executors, administrators or assigns covenant with the Vendee his heirs, executors, administrators or assigns to save harmless, indemnify and keep indemnified the Vendee his heirs, executors, administrators or assigns free from all encumbrances and charges.

Contd.....4

1 [Signature]
2 शरणदा देवी

[Signature]

Himmat Singh Negi
Document Writer
R/Peo, Distt. Kinnaur (H. P.)

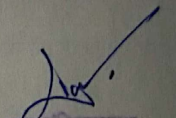
निम्न अंगुली $\frac{2}{a}$ का अंदर



निम्न अंगुली $\frac{2}{a}$ का अंदर



पुनः निम्न अंगुली का अंदर
निम्न अंगुली का अंदर


मुख्य शिक्षक
मुख्य शिक्षक

संख्या 45

पत्रों की क्रम संख्या

वे जो माहियत और खसरा
रजिस्ट्री की, रकम और खसरा
की प्राप्त हुए सजाय।

पतावेज

जब की विस्तार

के फीस

दस्तावेज

की संख्या

नूबत

बर्माशन

(4)

Schedule of the property hereby sold:

Land bearing Khata/Khatauni No. 185/287, Khasra No. 218/1, (delineated in tatima) measuring 0-04-85 hectare and Khasra No. 232, measuring 0-10-09 hectare, Kita-2, total measuring 0-14-94 hectare, situated at Up-mahal Lippa Khas, Tehsil Moorang, Distt. Kinnaur, H.P.

IN WITNESS whereof the Vendors & Vendee have signed this Sale Deed the day, month and year first hereinabove written.

Witness No.1

Witness No.2

Vendors

1.

2.

Vendee

Scribe:-

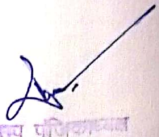
Himmat Singh Negi
Document Writer
Kinnaur, Distt. Kinnaur (H.P.)

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कृष्ण नगर
 शांती की
 प्रेम कता
 शांती की
 कालेश कुमार
 गो-रुद्र कुमार
 गोवाहन के
 गोवाहन के

2 शांती देगी

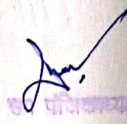
मिनाजत कती
 Kumbh Kumarji


 उप परिचालक
 ग्राम विकास समिति

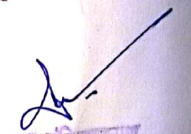
प्राप्त कती



प्रमाणित किया जाता है कि ये प्रकृति,
 प्राप्त कती गोवाहन के मिनाजत कती
 कि अंत लामन हस्ताक्षर किए।


 उप परिचालक
 ग्राम विकास समिति

क-नामा
परीक्षा... तिथि...
दिनांक... 17... 15/15
पर प्रतिदिन... 119
42 तो 53


सर्व अधिकारी
सूचना विभाग

क्रम संख्या
मयत घोर स्वल्प
ने राम और प्रत्य
हृषा राजान।

AFFIDAVIT

(Affidavit as required to be furnished by the purchaser at the time of registration of Sale Deed).

I, Muninder Kumar son of Shri Vidya Sagar, aged about 45 years, resident of village Lippa, Tehsil Moorang, Distt. Kinnaur H.P. do hereby solemnly affirm on oath and declare as under :-

1. That I have purchased a piece of land bearing Khata/Khatauni No. 185/287, Khasra No. 218/1, (delineated in tatima) measuring 0-04-85 hectare and Khasra No. 232, measuring 0-10-09 hectare, Kita-2, total measuring 0-14-94 hectare, situated at Up-mahal Lippa Khas, Tehsil Moorang, Distt. Kinnaur, H.P. from Sh. Prem Kapur Jang son of Shri Sagar Chand and Smt. Shanti Devi wife of Shri Sagar Chand, Both residents of Village Lippa, Tehsil Moorang, Distt. Kinnaur, H.P. for a price of Rs. 9,00,000/- through registered Sale Deed.
2. That the above land is located beyond 50 mtrs. of the road.
3. That the value of the above property as per Circle Rate fixed by the Collector Kinnaur vide notification No. KNR-10-28 (HRC)/2015-1047869 Dated 09.06.2015 is Rs. 20,24,370/- (calculated @ Rs. 1355/- per Centare).
4. That the value of the land purchased is Rs. 20,24,370/- (Say Rs. 20,25,000/-) and the sale consideration of property is Rs. 9,00,000/- and I have purchased stamp duty @ 6% (for men) and paid registration fee @ 2% at the higher side.
5. That in case the information regarding category for calculation of stamp duty and registration fee is found to be false, in that event penalty at the rate of 50% of stamp duty and registration fee and fine shall be recoverable from me and I undertake to pay the same immediately.

NOTIFIED/ATTESTED

Signature

Deponent

VERIFICATION:-

I, the deponent do hereby verify that the contents of my above affidavit are true and correct to the best of my personal knowledge and belief and nothing has been concealed therein.

Verified at Reckong Poo on this 25th day of July, 2015.

Deponent