

29/11/11

104

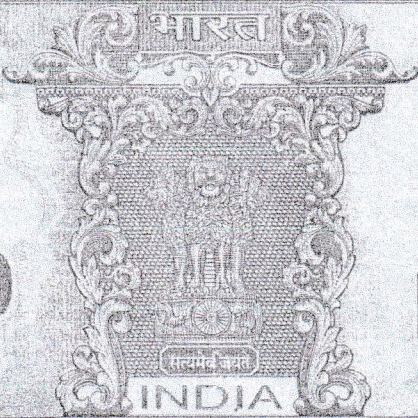
भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

रु. 10

Rs. 10



INDIA

INDIA NON JUDICIAL

Order No. XVI

Sub - Registrar, Shillong.

SDP No 2063070 of 11/11

02AA 756566

the Original Deed (For witness)

SALE DEED

This indenture made by way of conveyance on this the 28th day of November, 2016 at Shillong, Meghalaya.

-BETWEEN-

Smti Briassila Kharkongor, aged about 66 years, daughter of (1.) Jngiem Kharkongor, resident of Khatduh Kharkongor cottage, Pohksech, Shillong, East Khasi Hills District, Meghalaya, hereinafter referred to as the **SELLER** (which expression unless repugnant to the context or subject shall mean and deem to include the legal heirs, executors, administrators, legal representatives, assigns etc.) of the **ONE PART.**

-AND-

Shri Donush Siangshai, aged about 49 years, son of Shri Koren Shyrmang, by occupation business, resident of Lad-Rymbai, East Jaintia Hills District, Meghalaya, (here in after referred to as the **PURCHASER** which expression unless repugnant to the context or subject shall mean and deem to include the legal heirs, executors, administrators, legal representatives, assigns etc.) of the **OTHER PART.**

Briassila Kharkor

Signature of the Seller

Donush Siangshai

Signature of the Purchaser

(For witness)

Lam

Jing Shon

Wangmo

Donush

Sold To _____
Date... 7/1/66
M. Marwell

3:23 PM

7... 12... 2006
US Registrar Office

Brassila Khaekongor

Under "owsi" to
for 206... and Registered

Signature Presented Sdy B Khaekongor

Sdy M Lakiang

SUD - Registrar
Khatong

Brassila Khaekongor

Kianghi



Brassila Khaekongor

Sub-Registrar I Injienki Brassila Khaekongor

Pohkock Thaisi
K. Khatong or Khatong Khasi

Sdy B Khaekongor

B. Khatong

Advocate

Sdy B Khatong

Sdy M Lakiang
SUD - Registrar
Khatong

Kianghi
(for Injienki Khaekongor)

Kianghi

Kianghi

Kianghi

Identified by
Khatong
MR B. Khatong

*Langkerding
(Nongmensong)*

Whereas, the Seller is the sole and absolute owner in peaceful possession of a landed property measuring an area of about **3.936 acres/171458 Sq. ft.** (more or less) situated at Langkerding, Nongmensong (Pynthorum) Shillong, East Khasi Hills District, Meghalaya, hereinafter referred to as the "said property"

Seller

And whereas, the Seller acquired the said property by way of inheritance from her mother and in recognition of her right, title, interest and peaceful possession the Office of the Kharkongor Nongthymmai clan has issued **Patta No. 463 dated 08.04.2013** (Copy enclosed)

Shingler

And whereas, the Seller and the purchaser has executed Ka "Dulir ladie lathied Khyndew" dt. 28.11.2016 before the Dorbar Shnong Nongmensong, duly executed in the presence of the Rangbah Shnong and Secretary Shnong and a joint survey of the said property was also conducted and the area recorded is 3.936 acres/171458 Sq. ft. (Copy of the Dulir and Map is enclosed herewith)

Wangma

And whereas the Seller as the sole owner of the said property enjoying it peacefully without any interruption from any corner and also kept it free from all encumbrances has agreed to sell, transfer, convey absolutely the said property to the purchaser measuring an area of about **3.936 acres/171458 Sq. ft.** more specifically describe in the schedule of property and the Purchaser has agreed to purchase the said property at a consideration amount of **Rs. 4,16,64,294/-** (Rupees Four Crores Sixteen Lakhs Sixty Four Thousand Two Hundred and Ninety Four)

Shingler

Bnassurke Kcyar
Signature of the Seller

Shingler
Signature of the Purchaser

Certified to be true Copy
[Signature]
Sub-Registrar,
Shillong.

Langkerding
(Plot Nongmensong)

Langkerding

Langkerding

Langkerding

Langkerding

NOW THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:

The Seller hereby sells, transfer, and convey absolutely to the Purchaser the said property along with things thereon measuring an area of about **3.936 acres/171458 Sq. ft.** situated at Langkerding, Nongmensong (Pynthorum) Shillong, East Khasi Hills District, Meghalaya, together with all appurtenances, fencing, bamboos, trees, liberties, rights, privileges whatsoever standing on or belonging or reputed to belong to the said property which is more fully described in the Schedule herein below and the Seller hereby confirmed that the said property with rights and privileges connected therewith is hereby sold, transferred and conveyed to the Purchaser is free from any claim, dispute interest or encumbrances whatsoever and the Seller as the absolute owner thereof and being fully competent, have sold, transferred and conveyed absolutely the said property to the Purchaser.

The Seller hereby confirm that the said property hereby transferred shall be peacefully entered upon and enjoyed by the Purchaser without any interruption on the part of the Seller or any person claiming under or through the said Seller and that there is no

Briessibkerkeyor
Signature of the Seller

Langkerding
Signature of the Purchaser

Certified to be true
Sub-Registrar,
Shillong

Keing Ho
(for Wang Shun)

Wang

defect in the title of the Seller to the property hereby transferred and that if the Purchaser be deprived of the said property or any part thereof due to any defect in title or any other reason whatsoever, the Seller shall keep and hold the Purchaser saved and indemnified against all risks, cost and damage.

The Seller hereby declare that the conveyance, transfer by sale of the said property is made by the Seller as the sole and absolute owner of the property out of her own free will without any force, coercion or compulsion or influence from any persons, individuals, groups or party and is executed in sound and good health in mind and body and being fully aware and conscious of the consequence. The Seller hereby handed possession of the said property to the Purchaser.

Wang Shun

Now with the execution of this conveyance the Purchaser becomes the full and absolute owner of the said property and interest, connected therewith as aforesaid and fully described in the Schedule herein below and the Purchaser, his heirs, executors, administrators or assigns shall hold possess, enjoy and utilize the same and shall be competent to sell, transfer or to do anything with the same as the full and absolute owner thereof and the Purchaser hereby has taken possession of the said property.

Wangmo

Keing Ho

Briassita Kejar
Signature of the Seller

Keing Ho
Signature of the Purchaser

Certified to be true
[Signature]
Sub-Registrar
[Signature]

5
Smt. Briassila Kharkongor
(For witness Siangshoi)

Siangshoi

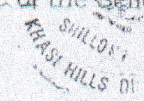
In witnesses whereof the Seller and the Purchaser doth hereby put their signatures the day, month and year first above written in the presence of the witnesses.

WITNESS:

Elbir
1. Name : Smt. ELBIRA DEHAR
Age : 46 YRS
Father's Name (L) G. Wahlang
Address : Laitkor, East Lhachi Hills
Occupation : Govt. Sert.
Category : S.T.



Briassila
K. Kharkongor
(Smt. Briassila Kharkongor)
Signature of the Seller



Denush
2. Name Kithia May Kharkongor
Age 60
Father's Name (Lal) K.K. Khiam
Address Madanting - Shilo, 21.
Occupation Business
Category S.T.



Denush
(Shri Denush Siang)
Signature of the Purchaser

Siangshoi

Wangano

29/11
A. Mangdhar
Secretary
Darbar Shingong Nongmenseong
Shikong - 793019

Certified in the presence of
[Signature]
[Signature]

Leingtho
(for Mienita Janglani)

Leingtho

SCHEDULE OF PROPERTY

A plot of land, measuring an area of about **3.936 acres/171458 Sq. ft.** (more or less) situated at Langkerding, Nongmensong (Pynthorum) Shillong, East Khasi Hills District, Meghalaya, which is bounded by :

- North : Village Road and property of L. Kharmawphlang - 267 ft.
- East : Village Drain (5 ft) and Irrigation drain. - 915 ft.
- South : Village Drain and PWD Road - 161 ft.
- West : Village Drain and village Road (Lumshyiap) 877 ft.
- Total Area : 3.936.acres/171458 Sq. ft.

Leingtho

Briassia K. Jyer

Signature of the Seller

Leingtho

Signature of the Purchaser

Wangmo

Leingtho

Certified to be true

M. J.
Sub-Registrar,
Shillong.

Langkher
(for witness to
Siangshai)

Langkher

RECEIPT

Received a sum of Rs. 4,16,64,294/- (Rupees Four Crores Sixteen Lakhs Sixty Four Thousand Two Hundred and Ninety Four) vide Cheque as detailed in the duitir dated 28.11.2016 from Shri Donush Siangshai, on this day, month and year aforementioned being an amount for the purchase of my property situated at Langkerding, Nongmensong (Pynthorum) Shillong, East Khasi Hills District, Meghalaya, measuring an area of about 3.936 acres/171458 Sq. ft. (more or less)

Siangshai

Wangano

Witness

- 1. *Elbira*
(ELBIRA DKHAR)
- 2. *[Signature]*
(Khatkhia Mary Kharkongor)

Briassilakhar
(Smti. Briassila Kharkongor)

Briassilakhar
Signature of the Seller

Siangshai
Signature of the Purchaser

Certified to be correct
[Signature]
Sub-Registrar
Shillong

Langkher

In case ka jaha ka dep die sho v Bal.
Demist. Sangshai khun join, v Koseu
Shyrmang ka Shuony ka Bal mynta ka
Lad Rymbai East jaintia Hills mynta ka Sang
ka 23/11/2016.

[Signature]
(Pot Wini Ka Sangshai)

A. Lingshe
[Signature]
R/A Sangkerding

[Signature]
(D/S Mylbromayap)
S/D Sangkerding

[Signature]

Mr. D. Laito
Gov. Pleader/Public Prosecutor
District Council Court
Jaintia Hills District

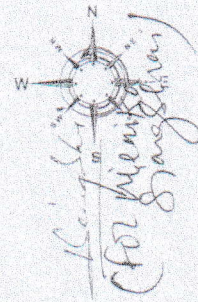


[Signature]
Wangmo

[Signature]

MAP
 SHOWING A PLOT OF LAND BELONGING
 TO SHRI. DONUSH SIANGSHAI
 AT LANGKYRDING, NONGMYNSONG, SHILLONG
 EAST KHASI HILLS DISTRICT

Scale - 1 : 800
 Surveyed : June, 2016
 Area = 15928.92 Sq. M Or 171457.47 Sq. Ft. Or 3.936 Acres (More Or Less)

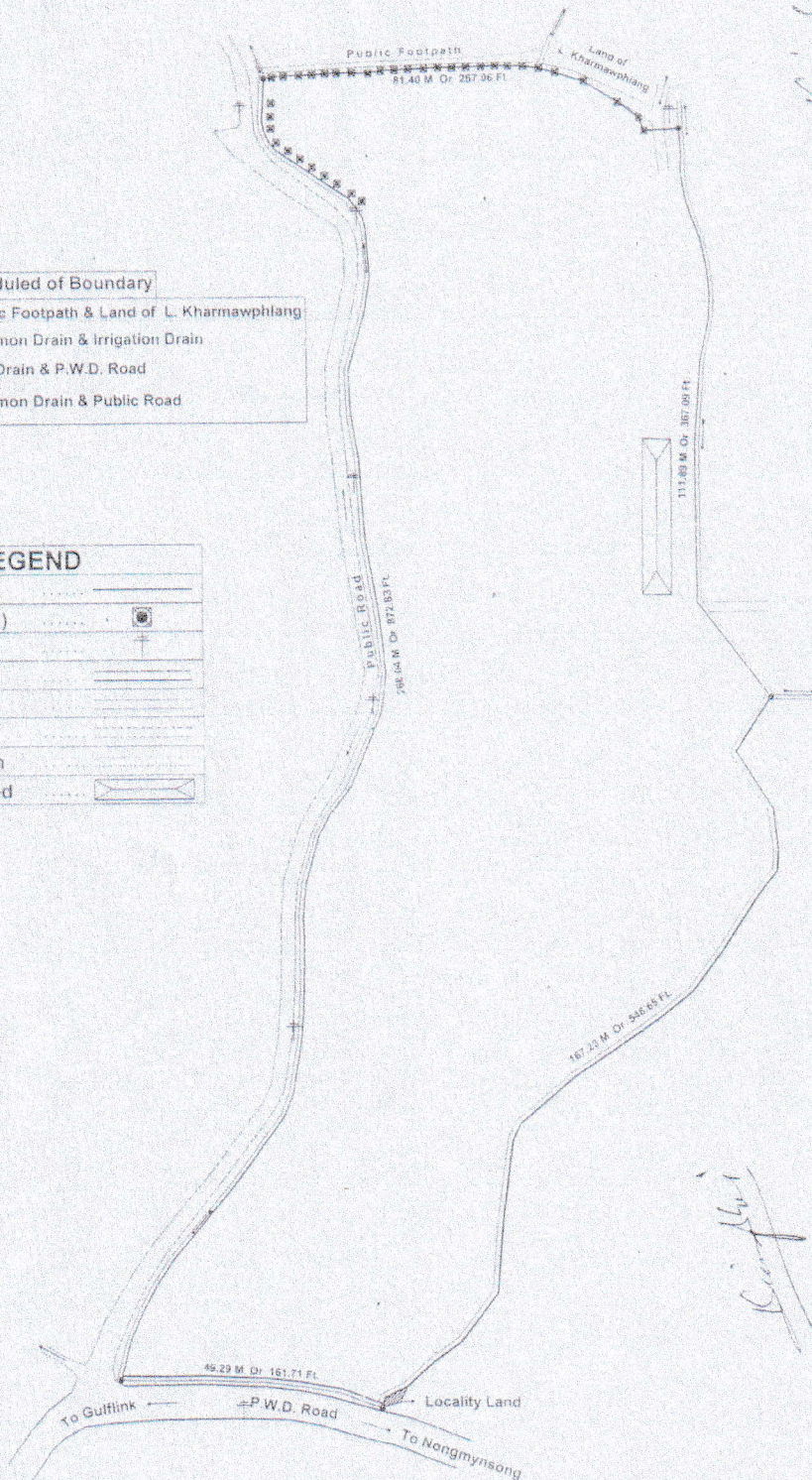


Scheduled of Boundary

North - 267.06 Feet Public Footpath & Land of L. Kharmawphlang
 East - 915.74 Feet Common Drain & Irrigation Drain
 South - 161.71 Common Drain & P.W.D. Road
 West - 872.83 Feet Common Drain & Public Road

LEGEND

Boundary
Pillar (Fencing) ⊙
Electric Pole +
P.W.D. Road
Drain
Public Road
Public Footpath
Temporary Shed



Handwritten signatures and notes on the right side of the map, including 'L. Kharmawphlang' and 'Shri. A. Lyngdoh'.

Survey was conducted as per the boundary indicated on the ground by the concern land owner

Surveyed by : Shri. A. Lyngdoh (Surveyor)
 Contact No - 9856121119 / 9436784835



ELECTION COMMISSION OF INDIA

IDENTITY CARD LVR0520643



Name: BRIASSIL KHARKONGOR

Maternal Name: JINGIEM KHARKONGOR

Sex: Male Age: 31

Handwritten signature: (for Wlenika Singhon)

Handwritten signature: Laitmon



IDENTITY CARD LVR0520643

Address: 42 POHKSEH NOR
Town/Village: POHKSEH
District: EAST KHASI HILLS

Handwritten signature: Singhon

Handwritten signature: Wangno

Signature
Electoral Registration Officer

For: 17-LAITUMKHRAH Assembly Constituency

Pincode: EAST KHASI HILLS
Date: 29.11.2019

Handwritten signature: Singhon

Mr. B. Laitmon
Govt. Pleader/Public Prosecutor
District Council Court
Jaintia Hills District

Certified to be correct

Handwritten signature
Sub-Registrar,
Shillong.



NAME : DONUSH
S'ANGSHAI
FATHER'S NAME : KOREN SHYRMANG

SEX : MALE
DATE OF BIRTH/AGE : / / 1967
ADDRESS : 120, LAO RYMBAI, LAO
RYMBAI, EAST JAINTIA HILLS, 793160

Date : 22/11/2013 Electoral Registration
AC No & Name : 18 RHLIERRIAT
Part No & Name : 44-LAO RYMBAI

NOTE: This card is valid only for the purpose of registration in electoral roll. It is not valid for any other purpose. The possession of this card is no guarantee that you are eligible for the current electoral roll. Please check your name in the current electoral roll before every election. If you find any discrepancy, please report it to the District Election Officer, Jaintia Hills District, Jaintia Hills. Date of Birth mentioned in this Card shall not be treated as proof of Age / D.O.B. for any purpose other than registration in electoral roll.

Donush S'angshai
(For Electoral Registration)

Donush

Donush S'angshai

Wangmo

Donush

Certified to be true

[Signature]
Sub-Registrar,
Diphong.

[Signature]
Mr. B. Lalit
Govt. Pleader/Public Prosecutor
District Council Court
Jaintia Hills District

आयकर विभाग
INCOME TAX DEPARTMENT
DONUSH SIANGSHAI



भारत सरकार
GOVT. OF INDIA

KOREN SHYRMANG

15/05/1967
Permanent Account Number
AUHPS3412P

Siangshai
Signature



Siangshai
(For Vientka Siangshai)

Siangshai

Siangshai

Wangmo

अगर कार्ड के खोने/बनने पर कृपया सूचित करें/लौटाएं
आयकर विभाग, जयपुर, राजस्थान
करोड़ संविधान, जयपुर
राज्य नं. 34 डी. सर्वे नं. 097/2
मोबाइल नं. 0141, जयपुर, राजस्थान
फोन - 411 014

If this card is lost / someone's lost card is found
Please inform / return to
Income Tax Department, Jaipur, Rajasthan
State Emblem of India, Jaipur
Plan No. 34 D Survey No. 097/2
Mobile No. 0141, Jaipur, Rajasthan
Phone - 411 014

आयकर विभाग, जयपुर, राजस्थान
करोड़ संविधान, जयपुर

Certified to be true copy

[Signature]
Sub-Registrar,
Jaipur.

[Signature]
Mr. B. Lalmon
Govt. Pleader/Public Prosecutor
District Council Court
Jantia Hills District

[Signature]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant Smt. Briassila Kharkongor
2. Particulars of transaction Sale Deed
3. Amount of the transaction Rs. 4,16,54,294/-

4. Are you assessed to tax? Yes/No

5. If yes:

(i) Details of Ward/Circle/Range where the last return of income was filed?

(ii) Reasons for not having permanent account number?

6. Details of the document being produced in support of address (to extent (i))

Smt. Briassila Kharkongor ^{Verification} do hereby declare that what is stated above is true to the best of my knowledge and belief

Verified today the 5th day of Dec, 2016

Date 5.12.2016
Place Shillong

Briassila Kharkongor
Signature of the declarant

Instructions: Documents which can be produced in support of the address are:

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by any institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address
- (g) Any other documentary evidence in support of his address given in the declaration.

Certified to be true Copy

[Signature]
Sub-Registrar,
Shillong,

[Signature]
(FR Shillong)

[Signature]

[Signature]

[Signature]

Assam Schedule L III (Part I) , Form No. 25
(As Adopted by Meghalaya)
Registration Number :- 1390-2016

Liengshai
(For Liengkashai)

Description of Document : Sale Deed

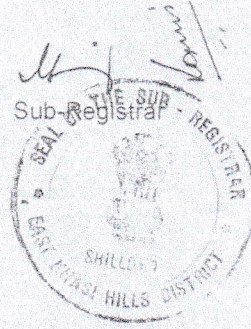
Executant Name: Smt. Briassila Kharkongor

The following fees and charges have been paid in respect of the said document :-

Stamp Fees paid as 50% exempted, A = 312495 + R = 15 + Comm = 0. The Considered Amount =
Rs. 664294 for registration :

Stamp Duty Fee = Rs. 2063070.00 and Registration Fee = Rs. 312495.00

Dated:- 07-12-2016



Liengshai

Wangsa

Liengshai

KA DULIR IADIE IATHIED KHYNDEW/JAKA/IING
(SALE DEED)

Dong Langkerding
 Tip barof ba nga U/ka BRIASSILA KHARKONGER Khup/Lok jong
 u/ka (L) Jangiem Kharkonger ba shong ba sah ha Pohseh, Shillie
 hapdeng ka jingkoit jingkhiah bad jingtip briew bha, nga die noh shi lyngkhot ka khyndew/ing/ jong nga
 kaba don ha Langkerding Nongmensong ha phi u/ka DONNESH SIANG SHAH
 khun/lok jong u/ka KORAN SHIRMANG ba shong mynta ha
 ka Kyntan, East Jaintia Hills Ha ka dor Rs. 4,16,64,294/- Lum Lum
 Shi Square Feet katkum ki

*(for future ka
jintang)*

Pud Sawdong bad ki kyndon ba la pyni harum :-

PUD SAWDONG

- SHATEI Janghap Land ka Supek Shnong 9/11 Land Jaka L. Kharmaw phlong-267/11 Samw duna
- MIHNGI Janghap Land ka Nala Shnong (Bynduna i ka Sft) Land nala isargaton 915ft "
- SHATHIE Janghap Land ka Nala Shnong (Bynduna i ka Sft) Land ka Supek P.U.D- 161ft "
- SEPNGI Janghap Land ka Nala Shnong (Bynduna i ka Sft) Land Supek (Lum Shnong) 87ft "
(Pait ia ka Sateh ka ban Shachon)

The land is situated in the village of Langkerding, District of Jaintia Hills, Garo, Khasi & Jaintia States.

1. Ka jingheh jong ka jaka ka long kumba 3,936 Acre/17458 Sq. ft. tam ne duna, ba ia ka pisa na ka bynta katei ka jaka kaba long ruh Rs. 4,16,64,294/- (Rupees Saw khua Khathymaw lakh Jyntan phaw Saw kupa A/Syuh Khyndaw phaw Saw...) nga ia loh dep lut mynta ka sngi kaba 28/11/2016 katkum ki ka khyndew (HDFC 000075 (dt 16/11/16) @ HDFC 000081 (dt 4/1/16) @ MRB 034403 (1723/2014) hakmat ki sakhi satar harum.
2. Ba naduh mynta ka sngi kaba 28/11/2016 Phin long trai noh ma phi bad ki nonghiar pateng jong phi halor katei ka jaka bad ma nga bad ki nonghiar pateng jong nga kim lah shuh ban dawa eiei halor jong ka. Phi lah ban pyndonkam ia ka kat kaba phi sngewbit bad shong ka aif.
3. Kane ka jaka ka long kaba lait na ka bynda byndop bad kiwei ki jingwit ia kaba ym don mano mano ba lah ban ujo halor ka jingdie jong nga ia kane ka jaka namar ka dei hok ka Nongkynti hok jong nga bad lada don ba pynwit bad ba phi u/ka nongthied phim lah ban pyndonkam ia kane ka jaka nga u/ka nongdie ngan kitkhieh nadong shadong ban pynioh haphi.
4. Lada phi mut ban shna ting ne kino kino ki jingtei/jingdonkam halor kane ka jaka, phi dei ban da pan jingbit na ki bor shnong ne na ki bor ba halor katba idonkam.
5. Phi dei ruh ban da kynton bha ia u Pud bad da thung maw Pud Sawdong jong katei ka jaka bad phim dei ruh ban tam jaka pud sha ka jong kiwei halor ba ia pyni taphi hakmat ki sakhi satar.
6. Phi dei ban shongsuk shongsain ha shnong ha thaw bad tud ryntuh ia ki aif bad ki rukom pynuid shnong
7. Phi dei ban shah pynuid ia ki pipe um lyngba kane ka jaka lada donkam.
8. Phim dei ban
 (i) Die ne aiwai jaka sha ki bym dei ki riwulum katkum ki kyndon jong ka Meghalaya Land Transfer Act 1971.
 (ii) Thied jaka ha ka kyrteng ki riwulum bad sa ai shongduh ne ai pyndonkam pat ha kiwei bym dei riwulum ha kano kano ka dur katkum ki kyndon jong ka Benami Transaction Act jong ka State Meghalaya.
9. Lada jia ba phi pynkheif ia kawei na kine, ne ia baroh kitei ki Kyndon 4, 5, 6, 7 & 8 haneng bad ma phi u/ka nongthied phi iakynduh ia kano kano ka jingeh, nga u/ka nongdie ngam kitkhieh eiei ruh em bad phi tip hi ma phi dalade.

The land is situated in the village of Langkerding, District of Jaintia Hills, Garo, Khasi & Jaintia States.

Nga u/ka Briassila Kharkonger nga pynskhem ia kitei ki jingthoh haneng, da kaba soi/shon ia ia ka kyrteng hakmat ki sakhi kumne harum.

Dated : Nongmensong
 The 28/11/2016 Nongdie Briassila Kharkonger

Nga u/ka Donnesh Siangsha nongthied hapdeng ka jingkoit jingkhiah bad jingtip briew bha, nga pdiang bad mynta ia kitei ki jingthoh haneng bad lada jia ba nga pynkheif ia kitei ki kyndon ba ia kdew ha ka bynta 8 bad 9 haneng ka Shnong ne bor ba halor ki lah ban leh katba ki sngewbit bad shongaif. Nga pynskhem ia ki jingthoh baroh da kaba soi/shon ia ia ka jong ka kyrteng hakmat ki sakhi satar kumne harum.

SAKHI :-

1. <u>A. Langte</u>	<u>Khor</u>	<u>Singhi</u>
2. <u>[Signature]</u>	<u>k kharkonger</u>	Nongthied
3. <u>R/O Langkerding</u>	<u>m/w</u>	
<u>[Signature]</u>	<u>[Signature]</u>	
<u>(A.S. Myliemngap)</u>	<u>[Signature]</u>	
<u>S/O Langkerding</u>	<u>[Signature]</u>	

Chb
BSP/8 29/11/16
 B Khongsh
 Rangsh Sangaw
 District Survey, Nongmensong
 Shillong - 793019

