

427
2

1651
173

Before Sub Registrar, Patiala

Stamp	Consideration	Stamp leaves	Words	Land
1,07,700/-	8,61,300/-	24	1200 appx.	13 B 1 B

SALE DEED

HIS SALE DEED is executed at Patiala on 18th April, 1988
by Amrit Kaur wife of Shri Ravel Singh son of Shri
Sardar Singh previously of Jaurian Bhatian, Patiala
at present resident of House No. 7, Fatch Colony, Patiala
and in her own name and on behalf of Ashoka Finance and
Patiala
Chit Fund Company, since dissolved by means of dissolution

Amrit Kaur

Contd....2

Page number 3

Page number 2



1059
174

SECRET

Amrit Kaur

[Handwritten signature]

Ed Smith

WOMAN

Am 18.10.2018

18/4/88

THE **WINTER**

नमस्ते
 ५२७
 ३७९

427
41

185
175

-2-

deed dated 25.9.1981 being its erst-while partner,
hereinafter called as the Seller AND Milkfood Limited Co.
with its Registered Office at Farm Bahadurgarh, Tehsil
and Distt. Patiala and Head Office at Nehru Place,
New Delhi, hereinafter called the purchaser.

WHEREAS the seller was the owner in possession
of agricultural land measuring 28 bighas 16 biswas

Amrinder Kaur
Contd....3

Kaur Jay
Q.S.

127
379
127
379
127
379

487
5

1659
176

-3-

situated in village Farm Bahadurgarh, Tehsil and District Patiala comprising of Khasra Nos. 50/1(11-1), 50/2/2(3-0), 50/2/1(8-1), 50/2/2(1-11), 50/2/2/1(4-11) of Khata Khatoni No. 88/89, 73/74, 35/35 according to Samabandi for the year 1982-83. She was also the owner of 4 Bighas 12 biswas comprised of Khasra No. 50/2/2 (redesignated as 50/2/2/3) situated in village Farm Bahadurgarh, Tehsil and District Patiala being the partner of Ashoka Finance and Chit Fund

Amyit Kaur
Contd..4

487
6

1029
177

-4-

Company Patials which stood dissolved vide
dissolution deed dated 25th August 1981 and the
seller was put in exclusive possession of the said
one half area measuring 4 bighas 16 biswas. Thus
the seller was the owner in possession of the total
area 33 bighas 12 biswas i.e. in her own name and
being the erstwhile partner of Ashoka Finance
and Chit Fund Company. This total area 33 bighas 12 biswas
is shown in the plan enclosed herewith. Out of this land

Contd...5

Amrit Kaur

1857
178
(4121)
7

-5-

the seller has already sold 9 bighas 12 biswas of land by means of sale deed dated 24th May, 1982 registered as sale deed no. 1503 on 27th May, 1982 with Sub Registrar Patiala to Milkfood Limited the purchaser. She also sold 10 bighas 19 biswas out of the said area of 33 bighas 12 biswas of land by means of sale deed dated 30th December 1982 which was registered as sale deed no. 6121 on 30th December 1982 with Sub Registrar

Contd...6

Amrit Kaur

434
8

163
179

-6-

Patiala. Thus the seller is left with 13 bighas
1 bigha area in this village. The khasra numbers
of which being 50/1/2 min (0-10), 50/1 min (6-11),
50/2/5/2 (1-4), 50/2/3 (4-16) and which the seller
hereby sells to Milkfood Limited the purchaser named
above by means of this sale deed. Whereas the
Revenue Authorities while allotting khasra numbers of
the aforesaid area to the seller or Milkfood Limited
because of numerous transfers might have committed some
error. The seller being possessed of the area aforesaid

Amrit Kaur Contd...7

42-1
9

180

-7-

...covenants that the same shall devolve and
...transferred completely upon the purchaser
...pective of those errors which will be subject to
...tification and the purchaser would be the absolute
...of those corrected khasra numbers if any such thing
take place ever.

Whereas the seller is shown as the owner in
possession of agricultural land measuring 8 bighas 5 biswas

Amrit Kaur contd...8

(112-10)

781

-8-

comprised of khasra numbers 50/1/2 min (0-10),
50/1 min (6-11), 50/2/2/6/2(1-4), situated
in Farm Bahadurgarh, Tehsil and District Patiala
in her own name according to jamabandi for the
year 1982-83 copy enclosed.

Whereas the seller as partner of Ashoka
Finance and Chit Fund Company, Patiala is shown
as the owner in possession of land bearing
khasra number 50/2/2/3(4-16), situated in
village Farm Bahadurgarh, Tehsil and District
Patiala according to Jamabandi for the year 1982-83
copy enclosed. She is competent to sell this

Amrit Kaur contd...9

AMRIT Kaur

(6)

427
11

1824
182

-2-

land on behalf of partnership firm M/s Ashoka Finance
and Credit Fund Company, Patiala being the erstwhile
partner, the same having been dissolved. The
authenticated copy of dissolution deed dated
25.8.1981 is enclosed herewith.

Thus the aforesaid seller is absolutely seized and
possessed of the title of the land fully mentioned in
para 2 and 3 above hereinafter called the said land and
is competent to sell the same.

Amrit Kaur Contd..10.

CCM 10/11/2010

[Signature]

(407)

1559
183

-10-

Whereas the seller named above agreed with the purchaser for the absolute sale to it of the said land, free from all encumbrances at the price of Rs. 66/- per square yard by an agreement dated 30.3.1988 entered into with her by the said purchaser.

Whereas the purchaser has paid to the seller sum of Rs. 5,000/- (Rupees five thousand only) on 7.8.1987 as advance money earlier and also a sum of Rs. 50,000/- (Rupees fifty thousand only) on 30.3.1988. Thus a total sum of Rs. 55,000/- (Rupees fifty five thousand only) has been paid by

Ranjit Kaur
contd..11

(r)

2
6

Amvil Kulk
Contd. 12

the purchaser to the seller as earnest money
at the time of execution of the said agreement.
by this Indenture witnesseth to that in pursuance
of the said agreement dated 30.3.1988 and in
consideration of a sum of Rs.55,000/- (Rupees fifty
five thousand only) paid on 7.8.1987 and on
30.3.1988 as earnest money and of the further

-11-

184

1987

(107)
14

185

-12-

sum of Rs.8,06,300.00 (Rupees Eight lacs six thousand
and three hundred only) paid by the purchaser
to the seller at the time of execution and
registration of this sale deed by means of demand
dra. no. 103761 dated 18.9.58
drawn at State Bank of Patiala, Punjabi University,
Patiala (the payment and receipt whereof the

contd...13
Amrit Kaur

497
15

1859
186

-13-

seller doth hereby admit and acknowledge and
of and from these and every part thereof
doth for ever acquit, release and discharge the
purchaser) the seller doth hereby grant, sell,
assign, release, convey and assure unto the
said purchaser for ever all that the said piece
of land which has been fully shown in a plan enclosed
herewith in red colour and situated at village

Amyit-Koup dtd...14

427
16

105
187

92

-14-

From Bahadurgarh, Tehsil and District Patiala
together with all appurtenances whatsoever
to the said land or any part thereof belonging
or in any wise appertaining to or with the same,
or any part thereof now or at any time hereto
before usually held, used, occupied or enjoyed
therewith or reputed or known as part or member
thereof to belong or be appurtenant thereto

Amrit Kaur
Contd.. 15

[Handwritten signature]

123

1654
188

-15-

together with all the deeds documents and
other evidences of title relating to the
said piece of land and all the estate, right,
title or interest, use, inheritance, profits,
possession, benefit, claim and demand whatsoever
at law, in equity of the said seller, in to out of,
or upon the said land or any part thereof TO HAVE AND
TO HOLD all and singular the said premises hereby
granted, conveyed and assured are expressed so to
go with these and every of their rights appurtenances
into and to the use and benefit of the said
purchaser for ever.

Amrit Kaur

Contd..16.

✓ (C)

(40)
12

1891

and the said seller does hereby for herself,

her heirs, assigns and administrators covenant
and warrant that notwithstanding any act,
deed, matter or thing whatsoever by the seller or
any person or persons lawfully or equitably claiming
from through, under or in trust for her heirs, assigns,
admitted, assumed or knowingly or willingly suffered
the contrary, she the said seller now hath in
herself good right, full power and absolute authority
to grant, convey and assure the said land hereby
granted, conveyed, or assured or intended so to be
unto and to the use of the said purchaser into her

Archie House

contd...17.

✓

1007
19

170

-17-

AND that it shall be lawful for the
from time to time at all times hereafter
and quietly to hold, enter upon, have occupied,
and enjoy the said land hereby granted with its
and that free and clear and freely
and absolutely acquitted, exonerated
and for ever discharged or otherwise by the
will and sufficiently saved, defended, kept
harmless, and indemnified for and against all former
and other estates, titles, charges and encumbrances
whatsoever either already or hereafter had, made, executed

Robert Rauld... 18

W. C.

427
20

1001
191

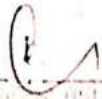
-15-

occasioned, suffered by the said seller or by
any other person or persons lawfully or equitably
claiming or to claim by from under or in trust
for him and any of them.

AND THIS INDENTURE FURTHER WITNESSETH the seller
doth hereby covenant with the purchaser that she hath
not done, omitted or knowingly or willingly suffered
or been party or privy to any act, deed or thing whereby
she is prevented from granting and conveying the said
land in the manner aforesaid or any part thereof or is,
can be charged, encumbered or prejudicially affected
in estate, title or otherwise howsoever.

Contd...19

Amrit Kaur



123
31

185
192

-19-

AND WHEREAS after selling the land hereby
conveyed by this sale deed mentioned in paras 1 and 2
above, the seller is not possessed of any land at
village Parn Banadurgach, Tehsil and District Patna
and she has thus sold her entire land to Milkfood Limited,
the purchaser, touching the boundary walls of Milkfood Ltd.

Amrit Kaur Contd...10

497
92

1659
193

-20-

AND WHEREAS all the expenses on execution and
registration of this sale deed have been borne by the
purchaser.

That all liabilities of any kind whatsoever
if any, occurring or arising, pertaining to the period
up till today with regard to the land in question will be

Aravit Kaur contd... 21

(427)
93

1029
794

-21-

by the seller but not later than today.

That the purchaser has been made the absolute owner of the
land sold and it may use the same in any manner

whosoever or may deal with the same in any manner.

Actual physical possession of the said land sold measuring
12 bighas 1 biswas has been handed over to the purchaser today.
Contd....22

Amrit Kaur

427
911

1659
195

22

22

-22-

That complete and unencumbered title has
been conveyed in the land in question by the
seller to the purchaser and if at any stage
any defect in title is detected or found, the
seller will be bound to reimburse the purchaser

Amv's Key Contd... 23

22

22

22

22

22

22

22

22

(134)

196

-23-

For all such losses and damages those may
be to the purchaser and whereas it is made clear
that the original title deeds by means of which the
seller became the owner have been lost and are
not traceable, in the absence thereof, certified
copies thereof have been handed over by the seller to

Amritha Ramaband... 24

(Signature)

219:1
36

197

-24-

the purchaser before the completion of this sale deed.

In witness whereof the seller hath here unto
set and subscribed her hand the day and year first
hereby above written.

Seller Amrit Kaur

Amrit Kaur wife of Shri Rawal Singh
son of Shri Santokh Singh, previously
of Jaurian Bhattian, Patiala at present
resident of H.No.7, Patch Colony, Patiala

Purchaser

[Signature]

18.4.88

Witness
1. Jagdish Chander
2. Bantokh Singh
3. Rajneesh
4. B. Lal Mohi
5. B. Singh
6. B. Singh
7. B. Singh
8. B. Singh
9. B. Singh
10. B. Singh
11. B. Singh
12. B. Singh
13. B. Singh
14. B. Singh
15. B. Singh
16. B. Singh
17. B. Singh
18. B. Singh
19. B. Singh
20. B. Singh
21. B. Singh
22. B. Singh
23. B. Singh
24. B. Singh
25. B. Singh
26. B. Singh
27. B. Singh
28. B. Singh
29. B. Singh
30. B. Singh
31. B. Singh
32. B. Singh
33. B. Singh
34. B. Singh
35. B. Singh
36. B. Singh
37. B. Singh
38. B. Singh
39. B. Singh
40. B. Singh
41. B. Singh
42. B. Singh
43. B. Singh
44. B. Singh
45. B. Singh
46. B. Singh
47. B. Singh
48. B. Singh
49. B. Singh
50. B. Singh
51. B. Singh
52. B. Singh
53. B. Singh
54. B. Singh
55. B. Singh
56. B. Singh
57. B. Singh
58. B. Singh
59. B. Singh
60. B. Singh
61. B. Singh
62. B. Singh
63. B. Singh
64. B. Singh
65. B. Singh
66. B. Singh
67. B. Singh
68. B. Singh
69. B. Singh
70. B. Singh
71. B. Singh
72. B. Singh
73. B. Singh
74. B. Singh
75. B. Singh
76. B. Singh
77. B. Singh
78. B. Singh
79. B. Singh
80. B. Singh
81. B. Singh
82. B. Singh
83. B. Singh
84. B. Singh
85. B. Singh
86. B. Singh
87. B. Singh
88. B. Singh
89. B. Singh
90. B. Singh
91. B. Singh
92. B. Singh
93. B. Singh
94. B. Singh
95. B. Singh
96. B. Singh
97. B. Singh
98. B. Singh
99. B. Singh
100. B. Singh

Milkfood Limited with its Registered
office at Farm Bahadurgarh, Teh. & Distt.
Patiala and Head office at Nehru Place
New Delhi through UMESH NARAIN
SARIN

V. C. PREDEWT
Hilfort

Witnessed by Jagdish Chander Nagpal,
Advocate, Patiala

[Signature]

18/4/1988

NOTICE