

Deed Endorsement

Token No :- 20210000020924

District Name :Sirmaur

SRO - Nahan

This document is presented for registration by Sh./Smt.Ramesh Lal(Alias Name:- Ramesh chand)
s/o/d/o/w/o Rualu before me today on 09-07-2021 Day of Friday at 13:36:36 PM



Signature of Presenter


Sub-Registrar Nahan
Signature of Registering Officer**Document Details**

Book No:1 Registration No. : 640/2021 Registration Date : 09-07-2021 Description of Deed : 23 -
Conveyance/Sale deed (Deed Sub Title - In favour of New Industrial Interprises) Deed Execution Date
: 22-04-2021 Market Value of Property :Rs.196918500/- Consideration Amount :Rs.9800000/-
Stamp Duty :- Rs. 5907550/-, Registration Fee :- Rs. 1969180/-, Pasting fee :- Rs. 10/-,

Deed Pasting Detail

No.of Deed Pages:12
Additional Book Volume No. : 2867
From page : 1 To page : 12

Annexure Pasting Detail

No. of Annexure Pages:48
Supplementary Book Volume No. : 71
From page : 1 To page : 48

Duty and Fee Details**Stamp Duty**

Amount:Rs.4000000/-
Payment Mode: Stamp Paper
Issued by: Treasury
Vide No.:1001
Date:01-03-2021

Amount:Rs.1907500/-
Payment Mode: Stamp Paper
Issued by: Treasury
Vide No.:1000
Date:01-03-2021

Amount:Rs.50/-
Payment Mode: Stamp Paper
Issued by: Stamp Vendor
Vide No.:212
Date:08-07-2021

**Registration Fee/Pasting Fee**

Amount:Rs.1969200/-
Payment Mode: E-Challan/Challan
Issued by:
Vide No.:HIMGRN-B21C123400
Date:16-03-2021

Amount:Rs.10/-
Payment Mode: E-Challan/Challan
Issued by:
Vide No.:HIMGRN-B21G114255
Date:09-07-2021



Sub-Registrar Nahan
Signature of Registering Officer



Ramesh Lal(Individual)

Party No.	Party Name and Address	Finger Print	Signature
1	Ramesh Lal Dhangota, Tappa, Sub Tehsil Chatwan, Distt. Hamirpur, H.P. ... Himachal Pradesh PAN No.: AOGPK8917A		
2	R R BIOTEC INDIA Private Limited MS orison Pharma International Sadhaura Road Kala-Amb ogli, Tehsil Nahan, Distt. Sirmaur, H.P. ... Himachal Pradesh PAN No.: AAHCR1412K		



Witness:

Sr.NO	Witness Name and Address	Signature
1	Nav Rattan Dev Address1 - C-4, 1822, Civil Lines, Near St. Thomas School, Jagadhri, Distt. Yamunanagar, HR. ... Himachal Pradesh	
2	Sandeep Singh Address1 - H. No. 135, Nabipur, Distt. Ambala, HR ... Himachal Pradesh	

Identifier:

Sr.NO	Identifier Name and Address	Signature
1	Suraj Prakash Tikkoo Address1 - Distt. Courts, Nahan, Distt. Sirmaur, H.P. ... Himachal Pradesh PAN No.:	

Pertaining to Deed No. 2021

Sub Registrar Nahan

CERTIFICATE OF REGISTRATION

(As per the provisions of Registration Act, 1908)

The contents of Document read over and explained to the parties who understood all the contents/conditions and admit the execution to be correct. The parties and witnesses have been identified by **(Suraj Prakash Tikkoo, Photo I Card-HIM-125/1998)** . Hence, the document is here by REGISTERED.

Sub. Registrar Nahan
District Registrar
Signature of Registering Officer



Pre Registration Docket

Date :- 09-07-2021 12:47 pm

Appointment :- 09-Jul-2021 Time:- 13:10

Office Name :- SRO - Nahan
Token No:- 20210000020924

Article	23 - Conveyance/Sale deed
Deed Sub-title	In favour of New Industrial Enterprises
Document Registration Date	22-Apr-2021
No. of Deed Pages	12
No. of Annexure Pages	48
Total Charges Payable	₹78,77,150/-

Fee Rule:Pasting Fee		
1	Pasting fee	10
Total		10
Fee Rule:Conveyance or Sale or Assignment of Conveyance		
1	Stamp Duty	1,18,15,110
2	Registration Fee	39,38,370
3	Service Charges	360
4	Web camera charges	50
Total		1,57,53,890

Sr.No.	Exemption Detail	Amount
MSME, Large and Anchor Enterprises-Category A		
1	Registration Fee	1969190
2	Stamp Duty	5907560

Property Id: 1

Village Name	Ogli, Nahan, Sirmaur
Market Value	₹196918500/-
Consideration Amount	₹9800000/-

Seller	Mr.Name: Ramesh Lal Address: Dhangota, Tappa, Sub Tehsil Chatwan, Distt. Hamirpur, H.P. Father Name: Rualu PAN: AOGPK8917A Gender: Male
Buyer	Mr. Name: R R BIOTEC INDIA Private Limited Address: MS orison Pharma International Sadhaura Road Kala-Amb ogli, Tehsil Nahan, Distt. Sirmaur, H.P. Father Name: NA PAN: AAHCR1412K Gender: Other

Witness Information	Name: Mr.-Sandeep Singh Address: H. No. 135, Nablpur, Distt. Ambala, HR -- Father/Husband Name: Harbhajan Singh Gender: Male Aadhaar Card: *****4764 Name: Mr.-Nav Rattan Dev Address: C-4, 1822, Civil Lines, Near St. Thomas School, Jagadhri, Distt. Yamunanagar, HR. -- Father/Husband Name: Surender Kumar Gender: Male Aadhaar Card: *****6921
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Particular to Deed No. 646
1/2
Sub-Registration Nahan

Identifier
Details

Name: Adv-Suraj Prakash Tikkoo **Address:** Distt. Courts, Nahan, Distt. Sirmaur, H.P. -- **Father/Husband Name:** Som Nath Tikkoo **Gender:** Male
Photo I Card: HIM-125/1998

Declaration/Verification

All the entries made above, have been verified by us and have been found same as the entries of the document presented.

Disclaimer : We hereby declare that all the contents of the original documents and other uploaded document (s) are exactly the same and all the information provided by us is true to the best of our knowledge. The details of property (ies) have been verified at the time of entry.

It is further declared that the above property is free from all encumbrances and no bar has been put by any court of law for the transaction of above property. We are fully satisfied with the above verification and hence proceeding further for registration of this document.



Executant(s)



Claimant (s)



Document Writer/Advocate



Pertaining to Deed No. 640/2021

Sub Registrar Nahan

Identifier
Details

Name: Adv-Suraj Prakash Tikkoo **Address:** Distt. Courts, Nahan, Distt. Sirmaur, H.P. -- **Father/Husband Name:** Som Nath Tikkoo **Gender:** Male
Photo I Card: HIM-125/1998

Declaration/Verification

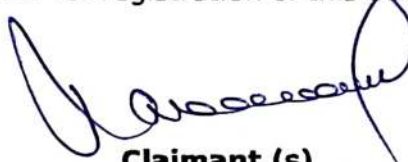
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Executant(s)



Claimant (s)



Document Writer/Advocate



Pertaining to Deed No. 640/2021

Sub Registrar Nahan

रिपोर्ट

श्रीमान श्री

निवेदन है कि खसरा नं. 1091/141

ताफसी 2-11 बिघा, 246/140 ताफसी 2-0 बिघा,
325/142 ताफसी 97-10 बिघा, 755/394/135/2
ताफसी 29-19 बिघा मौका कोसली तहसील
नाहन जिल्ला सिरमौर (हि० प्र०) रावद्रीम डच्य
मार्ग कालाकास्य-अमनानग (स्थित हीमाणा
राज्य) से लगभग 210 मी० की दूरी पर
स्थित है तथा हिमान्दल की सीमा पर स्थित
है।

अतः रिपोर्ट लेवा में पेश है।



Handwritten signature and name:
Village: ...
P.O.: ...
Taluk: ...
District: ...

Handwritten signature and date: 9-7-21
नाहन तहसीलदार
तह० नाहन,
जिला सिरमौर (हि० प्र०)

Handwritten date: 6/4/2021
Pertaining to Deed No. ...
Sub. Registrar Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

100611

*Presented by Sh. Ramesh Lal
Executant named in person
S.P. Tikku Advocate Nahan
acceptor for R. 29/7/21*

SALE DEED

(M-9812336344)

M/S R.R. BIOTEC INDIA PRIVATE LTD.

NEW UNIT Falling in "A" Category, Type Large

Circle Rate Rs. 2375/- Per Sq. Meters

Falls in Category-II > 100 Mtr away from the road

Market value Rs. 19,69,09,000/- only

Sale Consideration Rs. 98,00,000/- only

Stamp Papers Rs. 59,07,500/- only

Registration Fees Rs. 19,69,200/- only

Sold area measuring 98-07 Bighas

Kitas 12 only

R-C

This Sale Deed is made on 7th day of July, 2021 at Nahan, Distt-Sirmaur,

Himachal Pradesh, between Shri Ramesh Lal alias Ramesh Chand, aged about

53 years S/O Shri Rualu S/o Shri Ramu, resident of Village Dhangota, P.O. Tappa,

Sub-Tehsil Dhatwal, District Hamirpur, H.P. (Aadhaar No. 8504 5512 2623) (Pan

No. AOGPK3917A) hereinafter called the **SELLER**, which terms includes his

heirs, executors, representatives and assigns of the one part.

Ram Lal
SELLER



And

[Signature]
PURCHASER

Contd.....2

Pertaining to Deed No. *646*

Sub Registrar Nahan

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

हिमाचल प्रदेश HIMACHAL PRADESH

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-2-

M/S R.R. BIOTEC INDIA PRIVATE LTD. having its Registered office at C/O M/S ORISON PHARMA INTERNATIONAL Sadhura Road, Kalaamb/Ogli, Tehsil-Nahan, Distt-Sirmaur, HP. -173030 (PAN NO. AAHCR1412K) through its Director / Authorised Signatory **Sh. Rakesh Kumar Goyal S/O Sh. Amrit Lal Goyal R/O 534, Sector 21, Panchkula, HR.** (Aadhaar No. 2687 0339 3819) (Pan No. ABWPG6115H), vide Board Resolution dated 07/03/2017, (hereinafter called the **PURCHASER**), which terms includes his heirs, executors, representatives and assigns of the other part.

Whereas the seller is absolute owner in possession of land Khata/Khauni No. 310 Min/363 Min, Khasra/no. 325/142, total Measuring 97-10 Bighas & Khasra No-755/394/135, Measuring 30-10 Bighas, **Situated at Mohal Ogli, Hadbast No. 140, Tehsil Nahan, Distt. Sirmaur, (H.P)** as per Jamabandi for the year 2015-16 (attached herewith).

Ramesh
SELLER



PURCHASER
Contd.....3

Partaining to Deed No.
Sub Registrar-Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

100609

-3-

WHEREAS the said company had passed the Resolution in the meeting of Board of Directors of **M/S R.R. BIOTEC INDIA PRIVATE LTD.** on 20/07/2017 at the Registered office at Ogli, Kala-Amb, H.P. and authorized on of Director Sh. Rakesh Kumar Goyal S/O Sh. Amrit Lal Goyal above said to do the all works on behalf of company therefore, Sh. Rakesh Kumar Goyal above said is fully competent to execute and registered the sale deed on behalf of firm/company.

WHEREAS the seller above said had entered into an agreement of sale, in respect of land **Measuring 98-07 Bighas i.e. Measuring 82-18 Bighas**, specifically shown in tatima as Khasra No. 325/142/2 (main Khasra No. 325/142), and **Measuring 15-09 Bighas**, specifically shown in tatima as Khasra No. 755/394/135/2 (main Khasra No. 755/394/135), which is duly Registered in the office of Sub-Registrar Nahan, vide Registration No. 141/2017, Dated 21/07/2017, Additional Book No. 4, Volume No. 424, Supplementary Book No. 4, Volume No. 9 with the purchaser for setup New Industry (copy attached).

SELLER



PURCHASER

Contd.....4

Pertaining to Deed No.

Sub Registrar Nahan



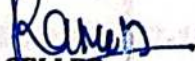
हिमाचल प्रदेश HIMACHAL PRADESH

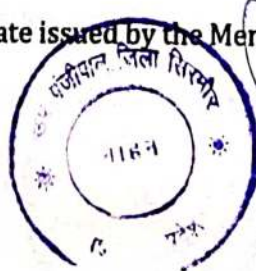
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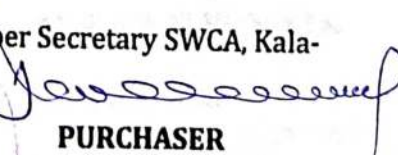
-4-

WHEREAS the purchaser has obtained the permission from the Government of Himachal Pradesh for purchase of aforesaid land, vide letter No. Rev-B.F(10) -4/2019, dated 13/01/2019, duly signed by the Joint secretary (Revenue) to the Government of Himachal Pradesh on 13/01/2019 and Endst. No. SRM-SK-118(23)/2019 (extension)(32)/2020-103, Dated Nahan, 18/01/2021, hence entitled to purchase the above said land.

WHEREAS the said firm M/S R.R. BIOTEC INDIA PRIVATE LTD. C/O M/S ORISON PHARMA INTERNATIONAL Sadhura Road, Kalaamb/Ogli, Tehsil-Nahan, Distt-Sirmour, HP. Failing in "A" category areas as per "The Himachal Pradesh Industrial Investment Policy -2019" and type of enterprises is "LARGE" as its investment in Plant & Machinery/equipment is proposed (Expansion) less than or equal to Rs. 65.05 Cr. And turnover is less than or equal to Rs. NA during the financial year NA, as per Certificate issued by the Member Secretary SWCA, Kala-


SELLER

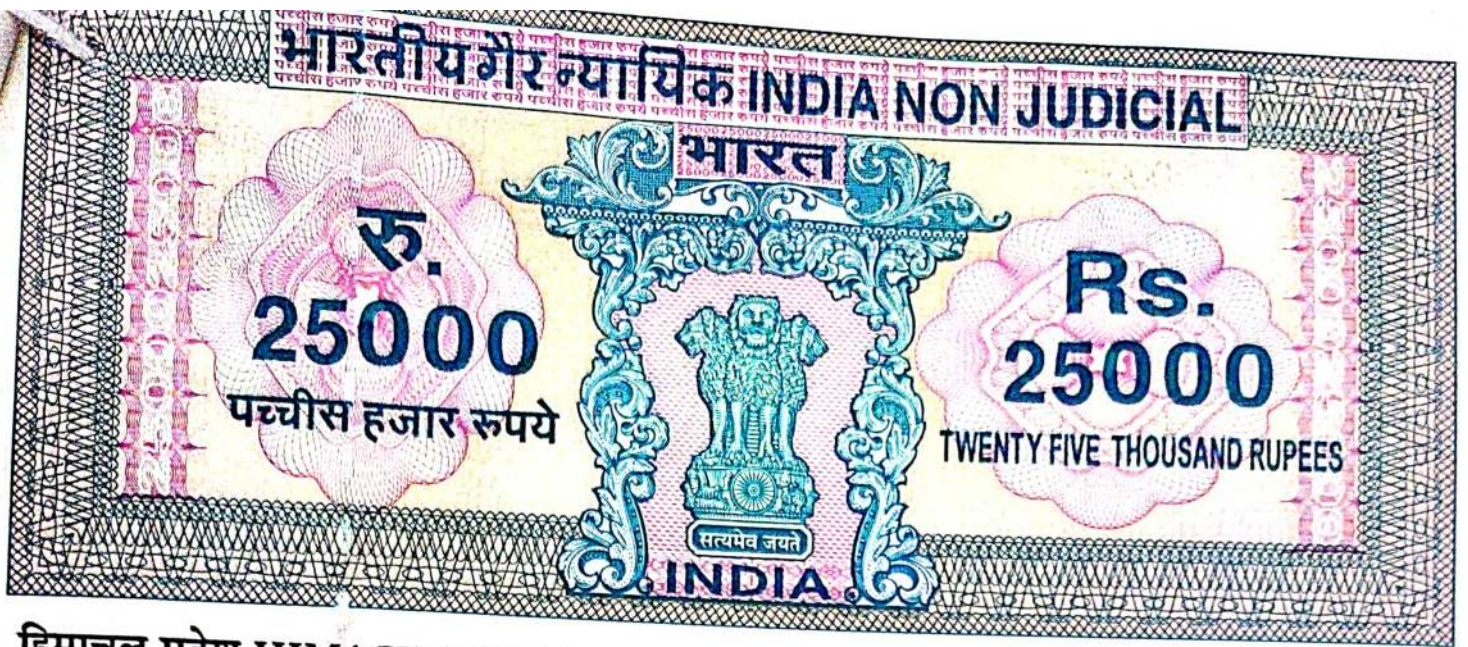



PURCHASER

Contd.....5


Pertaining to Deed No. 2021

Sub Registrar Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

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Amb, Distt. Sirmaur, H.P, vide Certificate earlier issued vide this office letter No. Ind/SWCA/KA//EC/M/S R.R. BIOTEC/21-718, Dated 18/01/2021 (copy attached herewith).

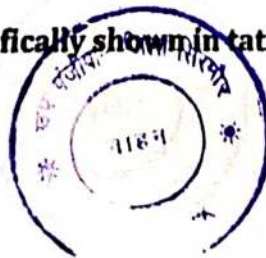
WHEREAS the seller has intend to sell his land Measuring 98-07 Bighas as is where is basis' i.e. Measuring 82-18 Bighas, specifically shown in tatima as Khasra No. 325/142/2 (main Khasra No. 325/142), and Measuring 15-09 Bighas, 'specifically shown in tatima as Khasra No. 755/394/135/2 (main Khasra No. 755/394/135), to the purchaser and after selling his aforesaid land seller does not become landless, if so seller will not claim any land or benefits from the State Govt. of Himachal Pradesh.

NOW THIS SALE DEED WITNESSETH AS UNDER

1. That the seller aforesaid has sold his land Measuring 98-07 Bighas i.e. Measuring 82-18 Bighas, specifically shown in tatima as Khasra No.

SELLER

Ramesh



PURCHASER

Contd.....6

Particulars to Date 18/01/2021

Sub Registrar Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

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325/142/2 (main Khasra No. 325/142), and Measuring 15-09 Bighas, specifically shown in tatima as Khasra No. 755/394/135/2, (main Khasra No.755/394/135) Comprised in Khata/ Khatauni No. 310 Min/363 Min, situated at Mohal Ogli, Hadbast No. 140, Tehsil Nahan, Distt. Sirmaur, (H.P.) to the purchaser for a sale consideration of Rs. 98,00,000/-only (Rs. Ninety eight lakh only) to the purchaser and the purchaser has agreed to purchase the same for the said sale consideration.

2. That the seller has received the full and final sale consideration amount from the purchaser by way of cheques detailed as under:-

- I. Rs. 16,00,000/-, vide Cheque No.584272, dated 21.7.2017 payable at SBI Bank, Kala Amb.
- II. Rs. 1000000 by Cheque no 942420 dated 05 July 2021 of State Bank of India, Kala Amb.
- III. Rs. 1000000 by Cheque no 942421 dated 05 July 2021 of State Bank of India, Kala Amb.

SELLER

Ramesh



PURCHASER

Contd.....7

Pertaining to Deed No. 640/2021

Sub Registrar Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

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- IV. Rs. 1000000 by Cheque no 942422 dated 05 July 2021 of State Bank of India, Kala Amb.
- V. Rs. 1000000 by Cheque no 942423 dated 05 July 2021 of State Bank of India, Kala Amb.
- VI. Rs. 1000000 by Cheque no 942424 dated 05 July 2021 of State Bank of India, Kala Amb.
- VII. Rs. 1000000 by Cheque no 942425 dated 05 July 2021 of State Bank of India, Kala Amb.
- VIII. Rs. 1000000 by Cheque no 942426 dated 05 July 2021 of State Bank of India, Kala Amb.
- IX. Rs. 700000 by Cheque no 942427 dated 05 July 2021 of State Bank of India, Kala Amb.
- X. Rs. 500000 by Cheque no 942428 dated 05 July 2021 of State Bank of India, Kala Amb.

and no balance is left out to be received in the presence of the Sub- Registrar at the time of registration of this sale deed.

3. That the seller has delivered the vacant possession of the sold land on the spot to the purchaser, which is free from all encumbrances, charges, demands, loans etc. alongwith all right, title or interest absolutely and forever.

Ranoh
SELLER



[Signature]
PURCHASER

Contd.....7

Particular to Deed No. *696* *2021*

Sub Registrar Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

100605

-7-

- IV. Rs. 1000000 by Cheque no 942422 dated 05 July 2021 of State Bank of India, Kala Amb.
- V. Rs. 1000000 by Cheque no 942423 dated 05 July 2021 of State Bank of India, Kala Amb.
- VI. Rs. 1000000 by Cheque no 942424 dated 05 July 2021 of State Bank of India, Kala Amb.
- VII. Rs. 1000000 by Cheque no 942425 dated 05 July 2021 of State Bank of India, Kala Amb.
- VIII. Rs. 1000000 by Cheque no 942426 dated 05 July 2021 of State Bank of India, Kala Amb.
- IX. Rs. 700000 by Cheque no 942427 dated 05 July 2021 of State Bank of India, Kala Amb.
- X. Rs. 500000 by Cheque no 942428 dated 05 July 2021 of State Bank of India, Kala Amb.

and no balance is left out to be received in the presence of the Sub- Registrar at the time of registration of this sale deed.

3. That the seller has delivered the vacant possession of the sold land on the spot to the purchaser, which is free from all encumbrances, charges, demands, loans etc. alongwith all right, title or interest absolutely and forever.

Ranoh
SELLER

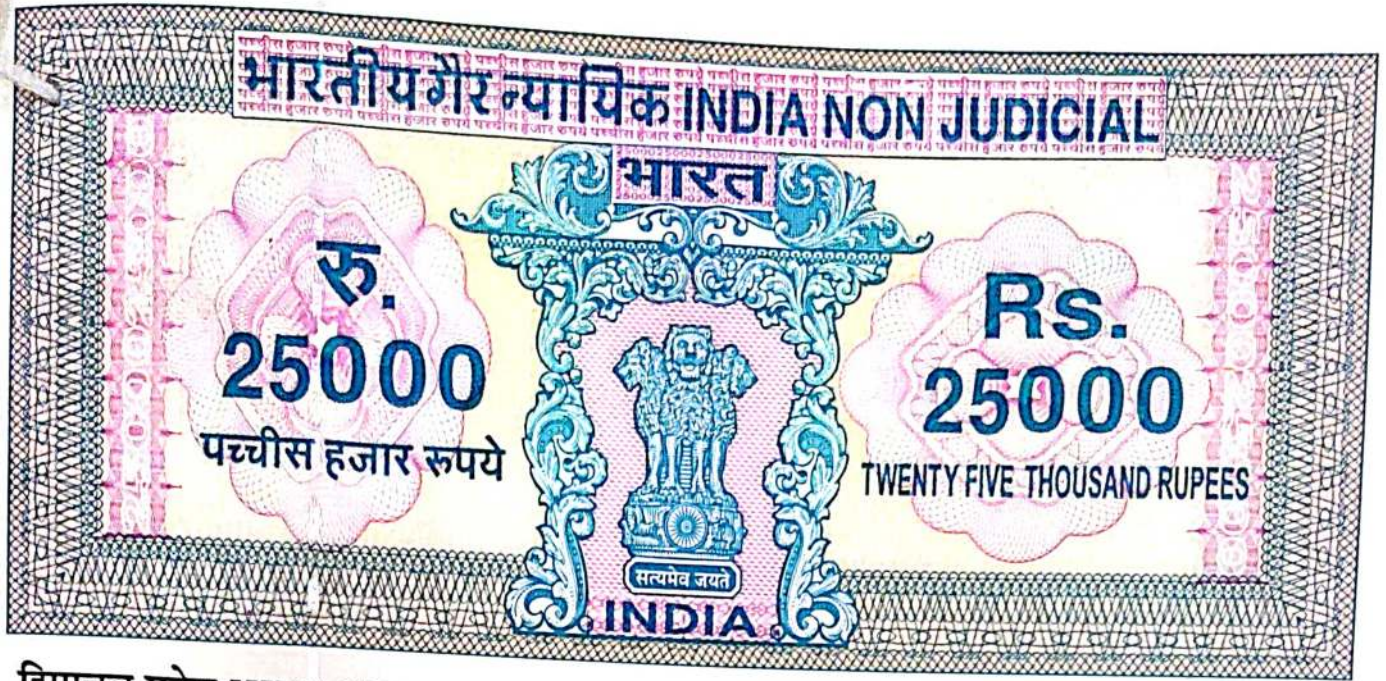


[Signature]
PURCHASER

Contd.....7

Pertaining to Deed No. *640* *2021*

Sub Registrar Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

100604

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4. That the purchaser has incurred all expenses on account of stamp duty, registration fees and all other expenses on this sale deed.
5. That the seller declares that from this day the purchaser is absolute owner of aforesaid purchased land and all rights of the seller in the present or accruing have ceased, which have been conveyed to the purchaser and from today the seller shall have no right, title and interest in the sold land mentioned above.
7. That the seller undertakes to get attested the mutation of the sold land in the name of purchaser in the revenue papers. If they fail to do so, in that event the purchaser himself will be entitled to do the same in the absence of the sellers.
8. That the Circle rate of this Land is on escalated price which is not as per fair market price. Market price of this Land classification is lower than purchase value.

Ramesh
SELLER

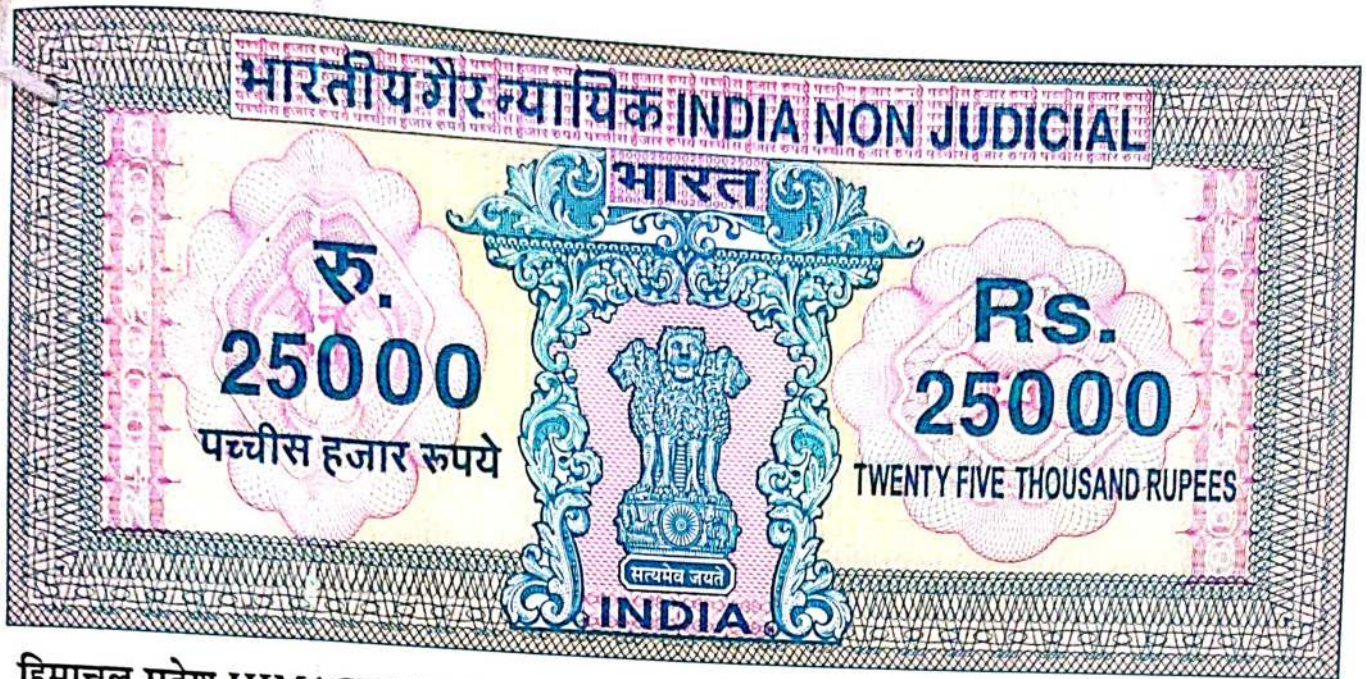


[Signature]
PURCHASER

Contd.....9

Particulars to Deed No.

Sub Registrar Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

100604

-8-

4. That the purchaser has incurred all expenses on account of stamp duty, registration fees and all other expenses on this sale deed.
5. That the seller declares that from this day the purchaser is absolute owner of aforesaid purchased land and all rights of the seller in the present or accruing have ceased, which have been conveyed to the purchaser and from today the seller shall have no right, title and interest in the sold land mentioned above.
7. That the seller undertakes to get attested the mutation of the sold land in the name of purchaser in the revenue papers. If they fail to do so, in that event the purchaser himself will be entitled to do the same in the absence of the sellers.
8. That the Circle rate of this Land is on escalated price which is not as per fair market price. Market price of this Land classification is lower than purchase value.

Ramesh
SELLER



[Signature]
PURCHASER

Contd.....9

Particulars to Date N

Sub Registrar Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

100603

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9. That the Purchaser shall provide existing 33 feet wide road from the land adjoining from Haryana and crossing through Kh/Kh. No. 280MIN/331MIN, Khasra No. 1092/141, Khasra No. 325/142/1, (Main Khasra No. 325/142), Khasra No. 1091/141, 246/140, Khasra Nos. 755/394/135/3/1 and Khasra No. 755/394/135/3/2 (Main Khasra No-755/394/135), and 759/394/135/3 to the adjoining the land owners includes owned and possessed by M/S Continental Furnishers Private Limited, Sunita Devi, Raksha Devi and others which is shown in SITE LOCATION PLAN as Annexure A-1 (copy attached herewith), as existing road marked with Green and Blue colour, duly signed by the land owner and purchaser and make/drawn by the Architect Sh. Sanjay Kumar, Approved Building Planner Town & Country Department Himachal Pradesh, Shimla-170001, Vide Registration No. C267. The said road is common road and M/S Continental Furnishers Private Limited Sunita Devi, Raksha Devi and others

Rajendra
SELLER



[Signature]
PURCHASER

Contd.....9

Particulars to Date

Sub Registrar Nahan



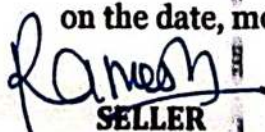
हिमाचल प्रदेश HIMACHAL PRADESH

100602

-10-

others already has been using above said road from the last more than 15 years. The said road is common public road. The both seller and purchaser are bound to surrender/gift of the said land immediately after registered the Sale Deed to Govt. of H.P./TCP after approval from TCP. From today purchaser and seller have no right, title or interest etc. in respect of said road, which will be used commonly as common public path/road. Purchaser and seller have also given under taking-Cum-Affidavit in this regard. The said undertaking-Cum-Affidavit as Annexure A-2 and SITE LOCATION PLAN as Annexure A-1 are the main part of this Sale deed.

In witness whereof the seller and the purchaser have put their signatures on this deed in perfect and good health of body and mind, without any type of undue influence or pressure of any person or persons whosoever on the date, month, year and place first above written.


SELLER

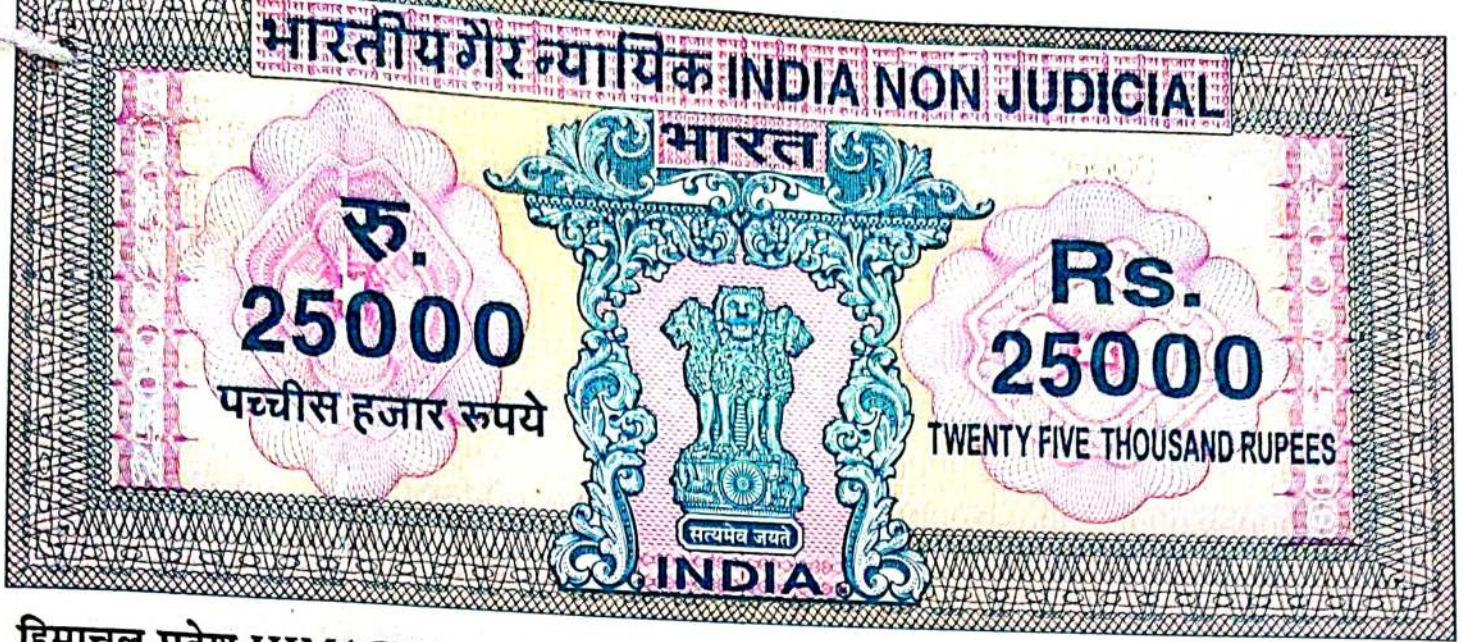



PURCHASER

Contd.....11

640/11
Pertaining to Deed No. 11

Suh Registrar Nahar



हिमाचल प्रदेश HIMACHAL PRADESH

100602

-10-

others already has been using above said road from the last more than 15 years. The said road is common public road. The both seller and purchaser are bound to surrender/gift of the said land immediately after registered the Sale Deed to Govt. of H.P./TCP after approval from TCP. From today purchaser and seller have no right, title or interest etc. in respect of said road, which will be used commonly as common public path/road. Purchaser and seller have also given under taking-Cum-Affidavit in this regard. The said undertaking-Cum-Affidavit as Annexure A-2 and SITE LOCATION PLAN as Annexure A-1 are the main part of this Sale deed.

In witness whereof the seller and the purchaser have put their signatures on this deed in perfect and good health of body and mind, without any type of undue influence or pressure of any person or persons whosoever on the date, month, year and place first above written.

Ramesh
SELLER



[Signature]
PURCHASER

Contd.....11

640/2524
Pertaining to Deed No. 2524

Sub Registrar Nahan



हिमाचल प्रदेश HIMACHAL PRADESH

100801

100601

WITNESSES:

1. Sh. Nav Rattan Dev aged 46 years

S/O Sh. Surender Kumar,

R/O C-4, 1822, Civil Lines, Near St. Thomas School,

Jagadhri, Distt. Yamunanagar, Haryana-135003

(Aadhaar No. 4009 4127 6961)

2. Sh. Sandeep Singh aged 27 years,

S/O Sh. Harbhajan Singh,

R/O #135, Nabipur, Distt. Ambala,

Haryana-134203

(Aadhaar No. 9775 5287 4764)

SELLER

Ramesh

(Sh. Ramesh Lal @ Ramesh Chand)

PURCHASER



(M/S R.R. BIOTEC INDIA PRIVATE LTD)

through its Directors /authorised Signatory

(Sh. Rakesh Kumar Goyal)

Identified, Drafted by me

(S.P. Tikkoo Advocate)

HIM/125/98

Contd.....12

Forfeiting to Dept No.

Sub Registrar Narn



हिमाचल प्रदेश HIMACHAL PRADESH

100700

100700

-13-

Enclosed:-

1. Jamabandi,
2. Tatima,
3. Permission U/S/ 118,
4. Copy of Board Resolution dated 15/2/21
5. Copies of Agreement of Sale
6. DIC Certificate Single Window
7. Copy of Aadhaar Card/ both parties
8. Copy of Pan Card/ both parties
9. E-challan Registration Fee
10. Affidavit distance from purchaser
11. SITE LOCATION ROAD PLAN as Annexure A-1
12. Undertaking-Cum-Affidavit as Annexure A-2
13. TDS Receipt sale of property, dated 30/06/2021 Annexure A-3
14. Valuation of Property by Approved valuator of Income Tax Deptt. Dated 05/01/2018, Vide Ref. No. 10/2018, duly signed by the Sh. Pankaj Jaiswal as Annexure-A-4



SELLER

[Signature of Seller]

PURCHASER

[Signature of Purchaser]

Pertaining to Deed No. 640/2021

Sub Registrar Nahan

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

सिरमौर
नाहन
क्रान्तगावत : नाहन-1
तदार वत : मोगीनन्द

मोहाल : ओगली

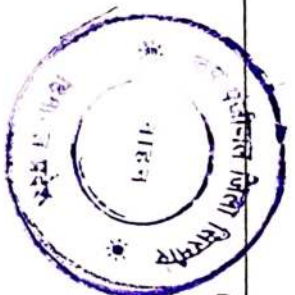
एस.सी.ए रसीद संख्या: 1052141126788737
नाम :
पिता/पति : ..

नकल शुल्क : 1.00
सेवा शुल्क : 10
कुल शुल्क : 11

साल : 2015-2016

रकबा ईकाई: बीघा-वि-वि.

खेवट नं.	खेतीनी नं.	नाम मालिक व एहवाल	नाम कारतकार व एहवाल	नाम चाह व दीगर वसायल आबापशी	नम्बर खसरा हाल	रकबा हर खेत व निजान खाला मय किस्म अराजी मीट्रीक ईकाइयां में	हिस्सा या पैमाना हकीयत व तरीका बाछ	कैफियत
1	2	3	4	5	6	7	8	9
310 भिन	363 भिन	रमेश नाल पुर स्वालु पुर रासु निवासी	कारत व कब्जा रख्य		325/142	97-10-00 म.मु.फाडी	कब्जा व चकल बगर खेवट नं.(1)	
02	358	तहसील:रमौरपुर, जिला:रमौरपुर						



Village Revenue Officer
P.C: Moghiana
Teh. Nahau
Distt. Sirmour (H.P.)

Sub Registrar Mohan

Certified that this copy has been generated from the database of Revenue Department at as
Accessed by the Lok Mitra Kendra LMK Kala Amb 1 on 21-February-2021

To Verify, enter the Copy No above Bar Code at
<http://admis.hp.nic.in/himhoomlinik>
For Validity Refer : Notific. No:Rev-C/FY10-1/2009 Dated 14-Feb-2011



एस.सी.ए रसीद संख्या: 1052141326797512

नकल शुल्क : 1

सेवा शुल्क : 10

કુલ શુલ્ક :: 11

नाम	:
पिता/पति	:

मोहाल : ओगानी

साल : 2015-2016

रकबा ईकाई: बीघा-बि.-बि.

~~Sub Registrar Station~~

P.O. Nahan
Teh. Nahan
Dist. (H.P.)

Village: Moginand

P.O. Nahan
Teh. Nahan
Dist. (H.P.)

Village: Moginand

Village Revenue Officer
P. C. : Moginand
Teh. Nahan
Distt. Simlaur (H.P.)

Certified that this copy has been generated from the database of Revenue accessed by the Lok Mitra Kendra LMK Kala Amb 1 on 21-February-2021

निकलोट : हिमाचल प्रदेश - शिमला

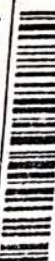
दिनांक: 21-Feb-2021

पृष्ठ संख्या: १

To Verify, enter the Copy No above Bar Code at
<http://admis.hp.nic.in/himbhoornilmit>

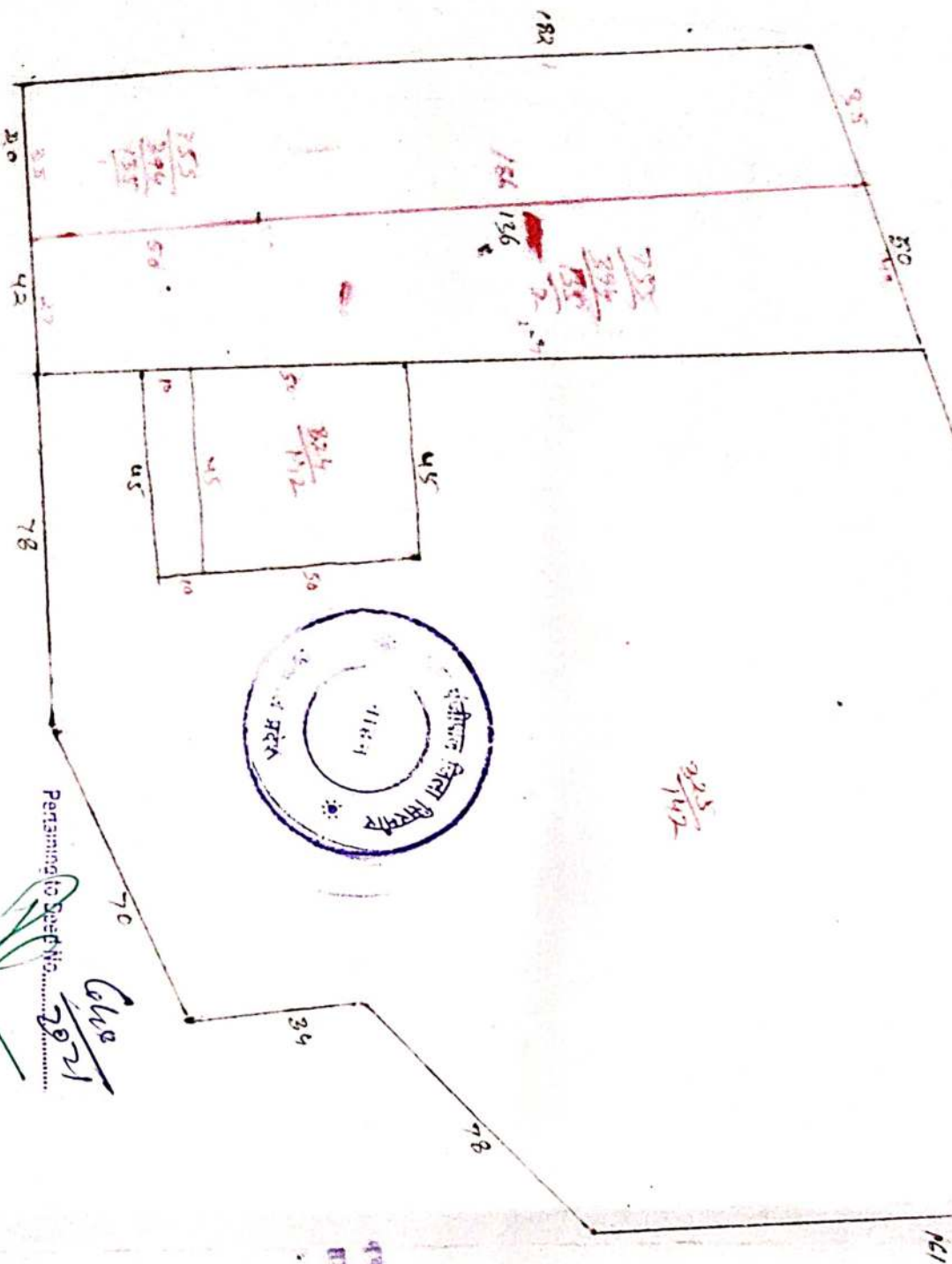
ME-Prince Chauahm
Lmk-Kella and
Nahan, Phnom H.P.
Mob.9882361333

Jam11032025960



7.00

211

$$\frac{225}{142}$$


Partnership to Support..... 29

~~Site: FGD-422, A13-27~~

Age Revenue Office.
Palwar Circle Moghiana
Teh Nabha District Simla M. P.

1442
By Henry E.

पुस्तक संग्रहालय का प्रमाण पत्र
प्राप्त
दस्तावेज सं. ४४८

मौजिद मुक मीजा मुकाम तहसील नाहन
जिला सिमौर हि ७५८

नकल लगाता साफक	नकल लगाता हाल	सामान्यता	सामान्यता मप मिल
755 394 135	755 394 135 1	191 (32 + 31) = 607 वाकि मांड वहाता	15-1 मिह मुकाम पहाडी
	755 394 135 2		15-9 मिह मुकाम पहाडी
		जाडः	36-10



नकल मुताबिक बहाल है
मौजिद मुकाम है
सामान्यता मप नं० 48

Patwar Circle Moginana
Teh Nahar Dist. Simour (H.P.)

Sub Registrar Nahar
Pertaining to Deed No. 646

90/41 गीत अ।५ ग।५

दोम ह।२ ग।५ (दे०)

दोम, दोम १४० ने० ०७६९

Activity

১৭
১৭০৭১৬৮৭১৩

40 anky

27

450125h

[Handwritten signature]

8th Nov 57

$$\begin{array}{r} 1100 \div 20 = 55 \\ 1000 \div 20 = 50 \\ 100 \div 20 = 5 \\ 10 \div 20 = 0.5 \\ 1 \div 20 = 0.05 \end{array}$$

TCP अप्रतिपक्ष

6/20/2021

04/04/02

Perkaining to Deed No.

Sub Registrar Mahan,

To Deed No. _____
Guthrie & Co. v. [Name]

$$\begin{array}{r} 755 \\ \hline 394 \\ \hline 135 \\ \hline 312 \end{array}$$

2/14/25

325
142

कालस ४४

मौजा = डोंगाली, हंम - 140. तहसील - नाहन, जिला - सिमौर (हि०)

खलसी हंम	वत्सलसाल	शकडा
$\begin{array}{r} 755 \\ 394 \\ \hline 135 \\ 3 \end{array}$	$\begin{array}{l} 164 \times 33 = 2706 \\ \hline 2 \\ 159 \times 21 = 1669 \\ \hline 2 \\ 186 \times 11 = 1023 \\ \hline 2 \\ 27 \times 11 = 148 \\ \hline 2 \\ \text{योग} = 5546 \end{array}$	13-17 बिघा
$\begin{array}{r} 755 \\ 394 \\ \hline 135 \\ 2 \end{array}$	$\frac{203(30+31)}{2} = 6191 \checkmark$	15-9 बिघा
योग = 29-6 बिघा		
$\begin{array}{r} 325 \\ 142 \\ \hline 7 \end{array}$	$\begin{array}{l} 92 \times 46/2 = 2185 \\ 90 \times 26 = 1170 \\ \hline 2 \\ 92 \times 24 = 1104 \\ \hline 2 \\ 77(16+20) = 1386 \\ \hline 2 \\ \text{योग} = 5845 \end{array}$	14-12 बिघा
$\begin{array}{r} 325 \\ 142 \\ \hline 2 \end{array}$	$\begin{array}{l} 268 \times 40/2 = 12060 \\ 268 \times 30 = 4020 \\ \hline 2 \\ 236 \times 107 = 12626 \\ \hline 2 \\ 154 \times 32 = 2464 \\ \hline 2 \\ 78 \times 12 = 468 \\ \hline 2 \\ 92 \times 33/2 = 1518 \\ \hline 2 \\ \text{योग} = 3356 \end{array}$	82-18 बिघा
मस्ताल भुक्ति Field Khatungo Nahan Sirmour H.P.	Particulars to Deed No. 1184 Sub. Registrar Nahan Sub. Registrar Nahan	6/10/2021 योग = 97-10 बिघा