

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI**

Original Application No. 172/2025

IN THE MATTER OF:

Vaishali Rana

... Applicant

Versus

Union of India & Others

... Respondents

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N.D.OH. 30.10.2025

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FILED BY:

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Email: ch.arshad.adv@gmail.com,

Place: New Delhi

Dated: 28/10/2025

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

Original Application No. 172/2025

IN THE MATTER OF:

Vaishali Rana

... Applicant

Versus

Union of India & Others

... Respondents

**REPLY ON BEHALF OF THE RESPONDENT Nos. 5 TO 7,
PERTAINING TO AREA-1 I.E. OPPOSITE
VINDHYAVASINI MANDIR, PALAMPUR**

MOST RESPECTFULLY SHOWETH:

PRELIMINARY SUBMISSIONS:

1. That the present reply is being filed on behalf of Respondent Nos. 5 to 7 in response to the Original Application filed by the Applicant alleging illegal felling of approximately 150 trees on the land situated opposite Vindhyavasini Mandir, Palampur, District Kangra, Himachal Pradesh. The Respondent No.6 is the authorized representative of Respondent No.5, vide registered GPA dated 11/10/2022. Copy of the said GPA is annexed herewith as ANNEXURE R-1. The Respondent No.7 is being represented through his father Sh. Naresh Kumar. Copy of authorization in favour of Sh. Naresh Kumar is annexed herewith as ANNEXURE R-2.

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Oath Commissioner
PALAMPUR (H.P.)

2. That the Answering Respondents are the present owners of land situated at Area-1, Opposite Vindhyavasini Mandir, Palampur, which they had purchased through registered sale Deeds from previous owners i.e. Smt. Manju Sethi wife of Sh. Inder Dev Sethi and Sh. Inder Dev Sethi both resident of 1424, Devonshire Way, Palm Beach Gardens, FL33418, USA. Copies of the Sale Deeds Nos.1582/2022, 1583/2022, 1584/2022, all dated 11/10/2022 and 349/2023, 350/2023, both dated 14/03/2023, are annexed herewith as **ANNEXURE R-3 (Colly)**.
3. That the felling of trees had taken place prior to the purchase of land by the Answering Respondents and hence the Answering Respondents had no role whatsoever in the cutting of the alleged trees.
4. It is submitted that on receipt of complaint, the Forest Department initiated an inquiry and issued notices to the Answering Respondents and in response, the Answering Respondents submitted their joint statement, thereby disclosing that the alleged trees had already been cut by the prior owners and as the previous owners were not traceable during the inquiry, the Answering Respondents voluntarily affirmed their willingness for restoration and afforestation as a measure of cooperation as the Answering Respondents are the subsequent purchaser of the land in question and as per the directions of the Forest Department, the Answering Respondents have deposited a sum of Rs.3,70,524/- with the forest department towards the assessed fine and prescribed

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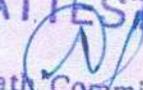
Oath Commissioner
PALAMPUR (H.P.)

fee for tree plantation, despite of not being responsible for the prior tree felling. Copy of the Statement of the Answering Respondents is annexed herewith as **ANNEXURE R-4** and copy of deposit slips in respect of depositing of assessed fine and prescribed fee for tree plantation, are annexed herewith as **ANNEXURE R-5 (Colly)**.

5. That as responsible and law-abiding citizens, the answering Respondents have fully cooperated with the authorities and voluntarily contributed towards the environmental restoration measures.

PRELIMINARY OBJECTIONS:

1. That at the outset, the answering Respondents most respectfully submit that the allegations made in the application are misconceived, baseless, and factually incorrect. The answering Respondents have not carried out any tree felling activity, nor have they violated any environmental or forest law.
2. It is submitted that the answering Respondents had purchased the said land on 11.10.2022 by way of a duly registered Sale Deed, after completion of all statutory formalities.
3. It is pertinent to mention here that as per the contents of the Sale Deed, the land was devoid of any standing trees or vegetation at the time of purchase. The answering

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PALAMPUR (H.P.)

4.

Respondents took physical possession of the land in that same condition.

4. That the Applicant has relied upon alleged Google Earth images to contend that around 150 trees were felled between March 2022 to May 2022. The answering Respondents most respectfully submit that they had no ownership, possession, or control over the said land during the said period, and therefore cannot, by any stretch of imagination, be held responsible for any alleged act of felling of trees as alleged in the present application under reply that might have occurred prior to their ownership.
5. That the answering Respondents further submit that if at all any such felling of trees took place during the said period (which is denied for want of knowledge), the same could have been carried out by the previous owner of the land, prior to execution of the Sale Deed. The said fact is evident from the Sale Deed itself, which records the physical status and possession of the land at the time of transfer.
6. That the answering Respondents submit that the Applicant's claim is based purely on assumptions drawn from satellite imagery without any ground verification or corroborative evidence against the answering Respondents. Such unverified assumptions cannot form the basis for initiating environmental proceedings or for attributing liability upon the answering Respondents.

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Oath Commissioner
PALAMPUR (H.P.)

7. That the answering Respondents reiterate that they have utmost respect for environmental and forest laws and have not violated any provision of the Indian Forest Act, 1927, the Forest (Conservation) Act, 1980, or any other applicable law.
8. That the liability for any alleged act or omission, if at all, cannot be fastened upon a subsequent purchaser who had no control or connection with the property at the relevant time.
9. That the principle of vicarious liability does not apply in such cases, especially when there is no continuity of possession or activity linking the current owners to the alleged violation.
10. That the applicant has totally failed to produce any cogent evidence in support of her claim and against the answering Respondents and hence in absence of any cogent evidence, the allegations remain speculative and cannot be the basis for imposing liability under environmental or forest laws.
11. That the answering Respondents acted in good faith and with due diligence at the time of purchase. They relied upon the Sale Deed and physical inspection, which clearly reflected the land as vacant at the time of purchase.
12. That the present application as against Answering Respondents, is misconceived and not maintainable, as it seeks to attribute liability to subsequent purchasers for alleged acts of the previous owner, without any material evidence.

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Commissioner
MUR (H P)

13. That this Hon'ble Tribunal has, in several precedents, held that liability must be based on actual involvement and not on mere ownership at a later date. The Applicant has failed to discharge the burden of proof in this regard.
14. That in light of the above facts and circumstances, the answering Respondents humbly submit that they have no role, direct or indirect, in the alleged felling of trees, and therefore, the application as against them is liable to be dismissed.

REPLY ON MERITS:

- 1-2. That the contents of para No.1 and 2, of the present application under reply, being formal need no comments.
3. That the contents of Para No.3 of the present application under reply are wrong, incorrect and hence denied. It is submitted that since there is no environmental violation on the part of the Answering Respondents, the applicant has filed the present application on the basis of false accusation and just to cause harassment to the answering Respondents.
4. That the contents of Para No.4 of the present application under reply are wrong, incorrect and hence denied. It is submitted that since there is no environmental violation on the part of the answering Respondents, no substantial question relating to environmental violation qua the answering Respondents exists and hence the present

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PALAMPUR (H P.)

7.

application is misconceived and not maintainable against the Answering Respondents. Contents of the preliminary objections may be read herein as part and parcel to reply of the para under reply as the same are not being repeated herein to avoid repetition and for sake of brevity.

5. That the contents of para No.5 of the present application under reply are pertaining to the jurisdiction of this Hon'ble Tribunal and hence the same need no comments.
6. That the contents of para No. 6 of the present application under reply are pertaining to alleged facts of the case which have been replied and rebutted as under:
 - i. That the contents of para No. i, of the present application under reply are wrong, incorrect and hence denied. It is specifically denied that the Answering Respondents carried out illegal felling of trees in Palampur, District Kangra, Himachal Pradesh. It is also specifically denied that the answering Respondents committed any violations pertaining to the areas in question. It is submitted that the applicant has filed the present application devoid of any merits and without any cogent evidence in support of her case and against the answering Respondents and hence the present Application is liable to be dismissed.
 - ii. That the contents of para No. ii, of the present application under reply are wrong, incorrect and hence denied. It is specifically denied that 150 trees allegedly situated over the land in question were completely cleared and levelled by the answering Respondents. It is submitted that Applicant has relied upon alleged Google Earth images to

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Oath Commissioner
PALAMPUR (H.P.)

contend that around 150 trees were felled between March 2022 to May 2022. The answering Respondents most respectfully submit that they had no ownership, possession, or control over the said land during the said period because the said land was purchased by the answering Respondents on 11/10/2022, vide registered Sale Deed and hence the liability for any alleged act or omission, if at all, cannot be fastened upon a subsequent purchaser who had no control or connection with the property at the relevant time.

- iii. That the contents of para No.iii, of the present application under reply are matter of record and hence need no comments.
- iv. That the contents of para No. iv, of the present application under reply are wrong, incorrect and hence denied. It is submitted that the applicant has totally failed to produce any substantial evidence in respect of environmental violation on the part of the Answering Respondents and hence the present application is liable to be dismissed.
- v to vi. That the contents of para Nos. v and vi, of the present application under reply are wrong, incorrect and hence denied. It is specifically denied that it is specifically denied that the Answering Respondents have violated any regulations or any other environmental laws as alleged in the para under reply. It is submitted that the Answering Respondents have not committed any violation of any regulation notified by the state Government or any other applicable laws and hence the present application being

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Oath Commissioner
CALAMPUR (H.P.)

without merits, misleading and misconceived, is not entertainable and the same deserves to be dismissed.

vii to xii. That the contents of para No.vii to xii, of the present application under reply do not pertain to the Answering Respondents and hence need no comments. It is submitted that the answering Respondents came to know about the said facts after receiving the copy of the present application.

xiii. That the contents of para No. xiii, of the present application under reply are wrong, incorrect and hence denied. It is specifically denied that there is a collusion between the forest officials and the Answering Respondents. It is further specifically denied that there is unlawful felling of trees and unauthorized land use changes in respect of the lands in question. It is submitted that the allegations made by the applicant in the para under reply are highly objectionable and disgraceful. It is further submitted that the answering Respondents have complied with necessary regulations and environmental laws and have taken all necessary permissions pertaining to the land in question and hence the allegations made in the present application on the part of the Answering Respondents are not sustainable and the same deserved to be rejected.

7. That the contents of para No.7 of the present application being matter of record, need no comments.

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Oath Commissioner
PALAMPUR (H P)

8. That the contents of para No.8 of the present application under reply are wrong, incorrect and hence denied. It is specifically denied that the balance of convenience is in favour of the Applicant and the ends of justice shall suffer if the relief as prayed is not granted. It is submitted that since there is no violation on the part of the answering Respondents, the present application is liable to be dismissed.

That as per as the limitation for filing the present application is concerned, the same is not disputed but as per as the cause of action for filing of the present application is concerned, the same is wrong, incorrect and hence denied. It is submitted that since there is no violation on the part of the answering Respondents, no cause of action for filing of the present application arises and hence the present application being without of any cause of action is not maintainable and is liable to be dismissed.

REPLY TO THE GROUNDS

- A-D. That the contents of Para Nos. A to D, under reply are wrong, incorrect and hence denied. It is specifically denied that the Answering Respondents have carried out felling of trees in both the sites without obtaining prior approval from the competent authority. It is submitted that as far as the AREA 1 i.e. situated opposite Vindhyavasini Mandir, Palampur is concerned, Applicant has relied upon alleged Google Earth images to contend that around 150 trees were felled between March 2022 to May 2022. The answering Respondents most respectfully submit that they had no

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PALAMPUR (H.P.)

ownership, possession, or control over the said land during the said period, and therefore cannot, by any stretch of imagination, be held responsible for any alleged act of felling of trees as alleged in the present application under reply as the Answering Respondents had purchased the said land on 11/10/2022 vide registered Sale Deed. The answering Respondents further submit that if at all any such felling of trees took place during the said period, the same could have been carried out by the previous owner of the land, prior to execution of the Sale Deed. The said fact is evident from the Sale Deed itself, which records the physical status and possession of the land at the time of transfer. The answering Respondents further submit that the Applicant's claim is based purely on assumptions drawn from satellite imagery without any ground verification or corroborative evidence against the answering Respondents. Such unverified assumptions cannot form the basis for initiating environmental proceedings or for attributing liability upon the answering Respondents.

- E. That the contents of para No. E, of the grounds are wrong, incorrect and hence denied. It is specifically denied that the Answering Respondents have undertaken any tree felling in violation of the terms and conditions of No Objection Certificate (NOC) dated 07/12/2022, issued to the Urban Green Premium Residential Project. It is submitted that the Answering Respondents have complied

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Oath Commissioner
PALAMPUR (H.P.)

with all the terms and conditions of NOC dated 07/12/2022.

- F.** That the contents of para No. F of the grounds are wrong, incorrect and hence denied. It is specifically denied that there were illegal felling of trees occurred on the lands in question after transferring of the ownership and possession to the Answering Respondents.
- G.** That the contents of para No. G, of the grounds are wrong, incorrect and hence denied. It is submitted that since there is no violation on the part of the Answering Respondents, no compensatory directions are warranted against the Answering Respondents.
- H.** That the contents of para No. H, of the grounds are wrong, incorrect and hence denied. It is submitted that the Applicant has filed false and frivolous complaints in respect of both the lands of the Answering Respondents without having any cogent evidence in support of her alleged allegations against the Answering Respondents and even the present application as well is devoid of merits and the same is liable to be dismissed and hence no intervention is warranted from this Hon'ble Tribunal.
- I.-L.** That the contents of para Nos. I to L, of the grounds are wrong, incorrect and hence denied. It is submitted that in reply of the contents of the paras under reply, the contents of preliminary objections may be read as part and parcel herein as the same are not being repeated herein to avoid repetition and for sake of brevity.

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Oath Commissioner
PALAMPUR (H.P.)

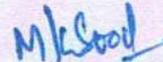
REPLY TO PRAYER

In view of the above preliminary objections and submissions and para wise reply submitted by the Answering Respondents, the Applicant is not entitled to any relief as prayed for in the present OA and the instant OA deserves outright dismissal.

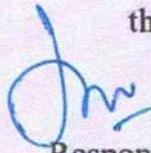
PRAYER

In view of the facts and circumstances mentioned above, it is therefore, most respectfully prayed that this Hon'ble Tribunal may graciously be pleased to:

- a) Dismiss the Original Application as against Respondent Nos. 5 to 7 being misconceived, untenable, and devoid of merit;
- b) Pass such other or further order(s) as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the case.



Respondent No.5
through Respondent No.6



Respondent No.7 (through AR)

Through



Arshad Ali,
Advocate,

Ch. No.118, Lawyers Block,
Saket District Courts,
New Delhi-110017,
Mob:9818463884

Email: ch.arshad.adv@gmail.com,

Place: New Delhi

Dated: 25.10.2025

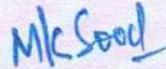
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PALAMUR (H.P.)

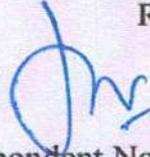


VERIFICATION:

Verified at Palampur on this 25th day of October 2025, that the contents of paras 1 to 5, of the preliminary submissions are based on personal knowledge of the Answering Respondents and Para Nos. 1 to 14 of the preliminary objections, are based on legal advise received and the facts, to the knowledge of the answering Respondents. The contents of paras 1 to 8 of the Reply, which are replies to the paragraphs of the Original Application and contents of Para Nos. A to L, are the replies to grounds, are true and correct on the facts to the knowledge & belief of the answering Respondents. The last para is most respectful and humble prayer before this Hon'ble Tribunal.



Respondent No.5 through
Respondent No.6



Respondent No.7 (through AR)

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Ordn. Commissioner
PALAMPUR (H.F.)

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI

Original Application No. 172/2025



IN THE MATTER OF:

Vaishali Rana

... Applicant

Versus

Union of India & Others

... Respondents

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Oath Commissioner
PALAMPUR (H.P.)

AFFIDAVIT

I, Mukesh Kumar Sood son of Shri Dina Nath Sood son of Mehar Chand, aged about 57 years, resident of Ward Number 1, Lohna Ward, Post Office & Tehsil Palampur, District Kangra, Himachal Pradesh, do hereby solemnly affirm and declare as under: -

1. That the deponent is the Respondent No.6 and authorized representative of Respondent No.5 in the above noted matter and fully conversant with the facts and circumstances of the case and hence competent to swear the present affidavit.
2. That the accompanying Reply drafted under my instructions by my counsel and the contents of the same are true and correct to my knowledge and belief. Nothing has been concealed there from.

MK Sood

DEPONENT

VERIFICATION :

Verified at Palampur, on this the 25th day of October, 2025
that the contents of the above affidavit are true and correct

to my knowledge, no part of it is false and nothing material has been concealed therefrom.

ATTESTED

Oath Commissioner
PALAMPUR (H.P.)

Mk. Sood
DEPONENT

... stated that this affidavit has been read over
... explained in vernacular/English to ... Mukesh
... who is said to have perfect
understanding of the same at the time of making
hereof. The deponent is identified by Sh. SC. Katoch
Advocate
Whose ... are given below

Signature of the Identifier

Signature of the
Oath Commissioner
PALAMPUR (H.P.)

Sr. No. (574)
Certified that the above was declared on
oath/solemn affirmation before me at Palampur
this day of 25/10/2025 by Sh./Smt. Mukesh
deponent who is personally known to me/
identified by Sh. SC Katoch who is personally
known to me

Oath Commissioner
Palampur (H.P.)

Date 25/10/2025
Time 2:55 pm

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

Original Application No. 172/2025

IN THE MATTER OF:

Vaishali Rana

... Applicant

Versus

Union of India & Others

... Respondents

AFFIDAVIT

I, Naresh Kumar son of Shri Gian Chand son of Jog Raj, aged about 71 years, resident of House Number M-21, Housing Board Colony, Hamirpur, Tehsil & District-Hamirpur, Himachal Pradesh, do hereby solemnly affirm and declare as under:-

1. That the deponent is the authorized representative of Respondent No.7 in the above noted matter and fully conversant with the facts and circumstances of the case on the basis of knowledge and information received from Respondent No.7 and hence competent to swear the present affidavit.
2. That the accompanying Reply drafted under my instructions by my counsel and the contents of the same are true and correct to my knowledge and belief. Nothing has been concealed there from.

One

DEPONENT

VERIFICATION :

Verified at Palampur, on this the 25th day of October, 2025
that the contents of the above affidavit are true and correct

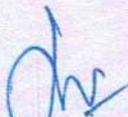


ATTESTED
Oath Commissioner,
PALAMPUR (H.P.)

to my knowledge, no part of it is false and nothing material has been concealed therefrom.

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Oath Commissioner
PALAMPUR (H.P.)

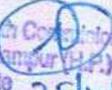

DEPONENT

I have read and understood that this affidavit has been read and explained in vernacular/English to Nasesh
The deponent who seemed to have perfectly understood the same at the time of making hereof. The deponent is identified by Sh. SC Katoch Advocate
Whose details are given below

Signature of the Identifier


Signature of the
Oath Commissioner
PALAMPUR (H.P.)

Sr. No. 575
Certified that the above was declared on oath/solemn affirmation before me at Palampur this day of 25/10/2025 by Shri/Smt. Nasesh deponent who's personaly known to me/ identified by Sh. SC Katoch who is personally known to me


Oath Commissioner
Palampur (H.P.)
Date 25/10/2025
Time 2:56 pm

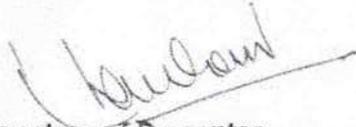
Deed Endorsement

Token No :- 20220000126497

District Name :

Palampur

This document is presented for registration by Sh./Smt. Randeep Chauhan s/o/d/o/w/o Gian Chand Chauhan before me today on 11-10-2022 Day of Tuesday at 16:23:56 PM


Signature of Presenter




Signature of Registering Officer

Document Details

Book No:4 Registration No. : 497/2022 Registration Date : 11-10-2022 Description of Deed : 48 - Power of Attorney (Deed Sub Title - GPA-for more than one transaction) Deed Execution Date : 11-10-2022

Stamp Duty :- Rs. 150/-, Registration Fee :- Rs. 100/-, Pasting fee :- Rs. 10/-,

Deed Pasting Detail

No. of Deed Pages:1

Additional Book Volume No. : 7

From page : 97 To page : 97

Annexure Pasting Detail

No. of Annexure Pages:3

Supplementary Book Volume No. : 18

From page : 28 To page : 30

Duty and Fee Details

Stamp Duty

Amount:Rs.150/-

Payment Mode: Stamp Paper

Issued by: Stamp Vendor

Vide No.:5967

Date:11-10-2022

Registration Fee/Pasting Fee

Amount:Rs.100/-

Payment Mode: CASH

Issued by: SRO Office

Vide No.:

Date:11-10-2022

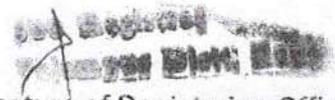
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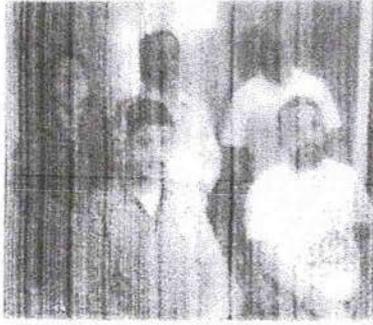
Payment Mode: CASH

Issued by: SRO Office

Vide No.:

Date:11-10-2022


Signature of Registering Officer



Randeep Chauhan(Individual)

Party No.	Party Name and Address	Finger Print	Signature
1	Randeep Chauhan Shekhri Niwas Sughar Tehsil Palampur Distt Kangra HP Himachal Pradesh PAN No.:		
2	Mukesh Sood Lohna Tehsil Palampur Distt kangra HP Himachal Pradesh PAN No.:		

Witness:

Sr.NO	Witness Name and Address	Signature
1	Madan Lal Address1 - Kandwari Tehsil Palampur Distt Kangra HP ... Himachal Pradesh	
2	Meenu Devi Address1 - Chowki Tehsil Palampur Distt kangra HP ... Himachal Pradesh	

Identifier:

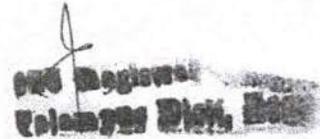
Sr.NO	Identifier Name and Address	Signature
1	Vivek Kumar Address1 - Court Complex Palampur ... Himachal Pradesh PAN No.:	

Not Registered
Voluntary Distt. Kangra

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 **(Vivek Kumar, Photo I Card-HIM/126/2013)** . Hence, the document is here by REGISTERED.

Signature of Registering Officer



Registering Officer
Kangra Distt, HP

GENERAL POWER OF ATTORNEYN.J.S. Rs. 150/-
Kita-2

Know all men by these presents that I, **Randeep Chauhan** aged 41 yrs S/o Gian Chand Chauhan S/o Amin Chand Chauhan R/o Shekhri Niwas Sughar, Tehsil Palampur, Distt. Kangra, H.P. at present House 2003, Sec ond Floor Sector 15-C, Chandigarh 160015, do hereby make, appoint, constitute and nominate **Mukesh Sood S/o Dina Nath S/o Mehar Chand R/o Lohna**, Tehsil Palampur, Distt. Kangra, H.P. as my true and lawful General Power of Attorney to do the following acts, deeds and things:

Whereas I am owner/co-owner in possession of **land situated at various places in Tehsil Palampur, Distt. Kangra, H.P.** due to unavoidable circumstances I am unable to look after and manage my above said land/ property personally so I hereby, appoint above mentioned General Power of Attorney to do followings acts, deeds and things:-

1. To look after and manage all my affairs regarding the above mentioned land/ property to the extent of my share.
2. To appear and act in all the Civil Courts, Appeallate Courts, Revenue Courts, in the Registration Offices or any other Offices and to sign and verify Plaints, Written statements, Applications and Petitions, to give statement to adduce oral or documentary evidence, to give affidavit on my behalf and to present Civil Suits, for correction of revenue entry, to get the mutation sanctioned and attested my my favour, to file application, to appear before the Hon'ble High Court, Appeal in any Court of Law, to compromise case or withdraw the civil suits and to appoint Advocate or attorney whenever my said Attorney thinks proper to do so. He is also authorized to do all acts, deeds and things for this purpose. He is also authorized to attest mutation under section (104) 3 of HP Land and Reform Act.
3. That the said General Power Attorney is further authorized to do the acts, deeds, and things that may be necessary in connection with any case, by or against me, to recover the debts due and on nonpayment thereof to file cases of the same, in the Courts and to get the land Redeemed, Demarcated and Partitioned through competent authorities.
4. That my above said General Power of Attorney shall be authorized to execute any Agreement to sell, Sale deed, Settlement deed, Gift deed, Release deed, Relinquishment Deed, Lease deed, Transfer deed, Exchange, etc. of my above said land to the extent of my share in favour of any one and to get the deed registered and also to execute and sign necessary documents, and to present the same before the concerned office of Sub- Registrar for registration to give statement before Revenue Officer or any other Officer etc. and to get the Mutation attested in favour of the relevant purchaser/ transferee etc. He is also authorized to get Mutation attested in the name of transferee. He is also authorize to take necessary permission from the concerned authority for the sale and other purpose of above said land.
5. All acts, deeds and things lawfully done by my said attorney shall be deemed to have been done by me and I further undertake to ratify and confirm the same.

IN WITNESS, WHEREOF, I, THE EXECUTANT HAVE SET MY SIGNATURE ON THIS GENERAL POWER OF ATTORNEY IN THE PRESENCE OF MARGINAL WITNESSES ON THIS 11th DAY OF OCTOBER 2022 AT PALAMPUR

WITNESS

Madan Lal
Madan Lal S/o Chuni Lal
R/o Kandbari, Tehsil
Palampur, Distt. Kangra, H.P.

EXECUTANT

Randeep Chauhan
Randeep Chauhan

Attorney Holder

Mukesh Sood

WITNESS

Minu
Minu Devi W/o Gulshan Kumar
R/o Chowki, Tehsil Palampur,
Distt. Kangra, H.P.

Identified by : *Vivek Kumar*, Advocate Palampur

Drafted by: *Bhagwan Dass*, Advocate, Palampur



सुरतार नामा आम वरु किना 716618 मालि र ती लि 15-00



रजिस्ट्रार हमीर

मैं कि आदिल रूप आज 24 साल पुत्र श्री नरेश कुमार पुत्र शान-पद
वासी वार्ड नं० 7 म-21 हऊसिंगा बार्ड कलौती हमीरपुर तहसील व जिला
हमीरपुर हि० प्रेषा का हूँ जोकि मैं मालिक जॉय बाबू अन्वर हूपर
हि० प्रेषा हूँ जिसकी मैं नवम्बर मुलाजमत रूप के रुपे बाकि
ठाकर परगना माल व उत्तजाम काशतकारी करते व उसे जे० देवा,
रैहत, अल रैहत, तवाकला करते से असमर्थ हूँ इसवासीते
श्री नरेश कुमार पिता रूप का सुरतार नाम रूप मुकर्र करके
इकरार करता व लिखनेवा हूँ कि सुरतार नाम मल्लू
मारी गिर बापरी में मारी कुल जॉय बाबू अन्वर हूपर हि० प्रेषा

P. T. O

27/1/24 670 183

24.

शुद्ध अंश
पक्षीपक्षी
15-00

रकम १२२१ रु

रजिस्ट्रार हमीरपुर

श्री आदित्य शूद्र
पंजाब

[Signature]

24 05/24

मसं 1926

405

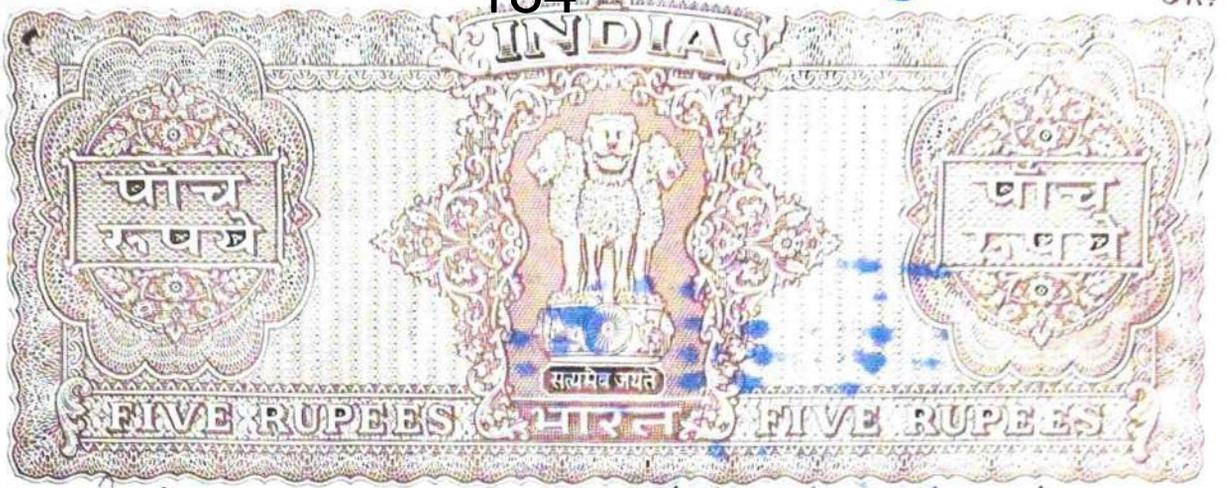
03 ज्येष्ठ
सोमवार

श्री आदित्य शूद्र

वार्ड नं 7 म-21 हाडासई वीस

कलीगी हमीरपुर

रजिस्ट्रार हमीरपुर



श्री परमेश्वर व स्वामी महाराजगुरुजी के वरदान से
 अन्तर् ६५६ के समय प्रेक्षा को वे, देवा, देवता, आदि देवता, महादेव
 की, हस्तोवैद्य वे नामा, देवा नामा, देवता नामा, आदि देवता नामा,
 देवा देवा नामा देवता व देवता नामा को को देवता देवता देवता, देव
 सप्त देवता को, देवता नाम वे नामा, देवा नामा, देवता नामा,
 आदि देवता नामा, देवा देवा नामा देवता देवता देवता देवता देवता
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साक्षी नं. 1
 श्री देवता
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साक्षी नं. 2
 श्री देवता
 देवता देवता देवता देवता देवता देवता देवता देवता देवता देवता
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साक्षी नं. 3
 श्री देवता
 देवता देवता देवता देवता देवता देवता देवता देवता देवता देवता
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282 :
 24/5/2006
 देवता

Deed Endorsement

Token No :- 20220000126422

District Name :Kangra

Palampur

This document is presented for registration by Sh./Smt.Charni Devi Arora s/o/d/o/w/o Hira Lal before me today on 11-10-2022 Day of Tuesday at 17:26:08 PM

Charni Devi

Signature of Presenter

[Signature]
Signature of Registering Officer

Document Details

Book No:1 Registration No. : 1583/2022 Registration Date : 11-10-2022 Description of Deed : 23 - Conveyance/Sale deed (Deed Sub Title - In favour of Agriculturist) Deed Execution Date : 11-10-2022 Market Value of Property :Rs.8499000/- Consideration Amount :Rs.17000000/- Stamp Duty :- Rs. 1020000/-, Registration Fee :- Rs. 340000/-, Pasting fee :- Rs. 10/-,

Deed Pasting Detail

No.of Deed Pages:4
Additional Book Volume No. : 32
From page : 28 To page : 31

Annexure Pasting Detail

No. of Annexure Pages:15
Supplementary Book Volume No. : 102
From page : 16 To page : 30

Duty and Fee Details

Stamp Duty

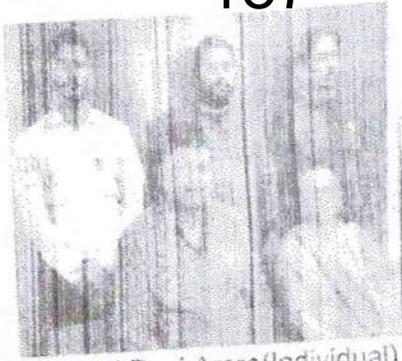
Amount:Rs.1020000/-
Payment Mode: E-STAMP
Certificate
Issued by:
Vide No.:IN-
HP05735076755265U
Date:11-10-2022

Registration Fee/Pasting Fee

Amount:Rs.10/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1145692841368
Date:11-10-2022

Amount:Rs.340000/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1145692841368
Date:11-10-2022

[Signature]
Signature of Registering Officer



Charni Devi Arora(Individual)

Party No.	Party Name and Address	Finger Print	Signature
1	Manju Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
2	Inder Dev Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
3	Charni Devi Arora Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Himachal Pradesh PAN No.:		<i>Charni Devi</i>
4	Mukesh Kumar Sood Lohna Ward Number 1 MC Palampur Tehsil Palampur District Kangra Himachal Pradesh Himachal Pradesh PAN No.:		<i>M/Sood</i>



Witness:

Sr.NO	Witness Name and Address	Signature
1	Munish Kumar Address1 - Raipur Tea Estate, Thakurdwara Tehsil Palampur District Kangra HP ,,, Himachal Pradesh	<i>Munish Kumar</i>
2	Sunil Kapoor Address1 - Near Vindhya Washini Temple Village Bundla Tehsil Palampur ,,, Himachal Pradesh	<i>Sunil Kapoor</i>

188

29.

Identifier:

Sr.NO	Identifier Name and Address	Signature
1	<p>Vijay Kumar Address1 - Advocate, Court Complex, Palampur , , , Himachal Pradesh PAN No.:</p>	



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 **(Vijay Kumar, Photo I Card-HIM/14/2019)** . Hence, the document is here by REGISTERED.

Signature of Registering Officer



[Handwritten signature]
[Faint text below signature]



सत्यमेव जयते

190

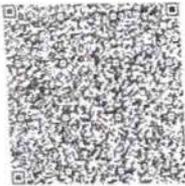
31.

INDIA NON JUDICIAL

Government of Himachal Pradesh

e-Stamp

Certificate No.	: IN-HP05735076755265U
Certificate Issued Date	: 11-Oct-2022 11:23 AM
Account Reference	: NONACC (BK)/ hppnbbk02/ PALAMPUR/ HP-KG
Unique Doc. Reference	: SUBIN-HPHPPNBBK0209713008807312U
Purchased by	: MUKESH SOOD
Description of Document	: Article 23 Conveyance
Property Description	: AS PER SALE DEE
Consideration Price (Rs.)	: 1,70,00,000 (One Crore Seventy Lakh only)
First Party	: INDER DEV AND MANJU
Second Party	: MUKESH SOOD
Stamp Duty Paid By	: MUKESH SOOD
Stamp Duty Amount(Rs.)	: 10,20,000 (Ten Lakh Twenty Thousand only)



Please write or type below this line



M/Sood

11/10/2022

Charm Devi

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SALE DEED

Actual Sale Price of Land & Two Buildings : ₹ 1,70,00,000/-

Average Sale Price of Land: ₹70,74,704/-

{Category of land is Category-I & Average Rate of the land is Rs 1808/-per sq. mtr}

Valuation of Two Buildings by Approved Valuer : ₹ 14,24,250/-

e-Stamp Value : Rs. 10,20,000/-

e-Registration Value: Rs. 3,40,000/-

Legal Bond Kita: 4

This deed of sale is executed on this 11th day of October, 2022 at Palampur by:-

- 1) **Manju Sethi** wife of Shri Inder Dev Sethi son of Shri Narinder Nath
- 2) **Inder Dev Sethi** son of Shri Narinder Nath Sethi
Both residents of 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA through their duly appointed General Power of Attorney Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Aadhaar Number 711340178905 hereinafter referred to as **Sellers**.

IN FAVOUR OF

Mukesh Sood son of Shri Dina Nath Sood son of Shri Mehar Chand resident of Lohna Ward Number 1 MC Palampur Tehsil Palampur District Kangra Himachal Pradesh Aadhaar Number 478275627748, hereinafter referred to as **Purchaser**.

The Expressions that sellers and the Purchaser both include their heirs, executors, representatives and assignees respectively.

Whereas, the Seller Manju Sethi is owner to the extent of 4548/18194 shares and Seller Inder Dev Sethi is owner to the extent of 13646/18194 share in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh and the same as such is recorded in the jamabandi for the year 2016-17

Whereas, in the aforesaid land Sellers have constructed two buildings detailed below:-

a) Single Story Structure Measuring 85.88 sq mtr/924 sq Ft consisting of one Hall situated in the ground floor of land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh Market Value of the building has been assessed by Ar. Akshay Katoch who is Approved Valuer vide registration Number A-14684 vide Certificate of Valuation as Rs 9,24,000/- Certificate Attached.

b) Wooden Cottage Measuring 40 sq mtr/431.25 sq Ft consisting of one room & veranda situated in the ground floor of land comprising Khata Number 151,

Chobeni Devi

Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh Market Value of the building has been assessed by Ar. Akshay Katoch who is Approved Valuer vide registration Number A-14684 vide Certificate of Valuation as Rs 5,00,250/-. Certificate Attached

Whereas through this deed Seller Manju Sethi has sold 978/18194 shares being equal to 0-09-78 hectares & Seller Inder Dev Sethi has sold 2935/18194 being equal to 0-29-35 hectares Total shares 3913/18194 shares being equal to 0-39-13 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh along with their two buildings i.e. a) Single Story Structure Measuring 85.88 sq mtr/924 sq Ft situated in the ground floor of land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh b) Wooden Cottage Measuring 40 sq mtr/431.25 sq Ft situated in the ground floor of land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh Total Built Up Area 125.88 Sqaure Meter detailed in scheduled below to the purchaser for a consideration of Rs 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) and the said amount of Rs 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) has been paid by the Purchaser as per the direction of the Sellers in the following manner:-

- Rs 15,00,000/- vide cheque Number 003966 drawn on ICICI Bank Palampur dated 23-07-2022
- Rs 7,50,000/- vide cheque Number 003969 drawn on ICICI Bank Palampur dated 07-08-2022
- Rs 1,45,80,000/- vide cheque Number 864101 drawn on HGB Bank Ghuggar dated 11-10-2022

and remaining ₹1,70,000/- has been paid to Income Tax Department as TDS. Thus full & final payment of the sale consideration has been paid.

That purchaser is Agriculturist of Himachal Pradesh of land comprising Khata 103 Khasra kita 2 of Mohal Kaliaikar & Tehsil Palampur District Kangra Himachal Pradesh and Office of Tehsildar, Palampur have issued Agricultural Certificate vide Unique Certificate ID: AG2022104684419166 dated 06-10-2022 in this regard. Copy of Agriculturist Certificate is attached herewith

That Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh General Power of Attorney holder of Seller Manju Sethi & Inder Dev Sethi is also Agriculturist of Himachal Pradesh of land comprising Khata 466 Khasra kita 898 & 899 of Mohal Khokhan Tehsil Bhunter District Kullu Himachal Pradesh and Office of Tehsildar, Bhunter have issued Agricultural Certificate vide Unique Certificate ID: AG2022107202560502 dated 07-10-2022 in this regard

Charni Devi



Whereas the nature of the land of Khasra Number 460, 1210/471, 1213/472, 1215/472 detailed above is "Bageecha Kulhi Awal Chai". THE HIMACHAL PRADESH CEILING ON LAND HOLDINGS, ACT 1972 (AMENDMENT) ACT, 1999 is not applicable upon the sellers and Sub Divisional Collector Palampur has issued the requisite certificate no. 1843/SDPR dated 27-08-2022 in this regard, thus the sellers are competent to built up structure raised upon this land. Certificate issued by Sub Divisional Collector Palampur is attached herewith.

That Sellers Manju Sethi & Inder Dev Sethi has appointed Smt. Charni Devi Arora (CHARNI DEVI ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh as their General Power of Attorney vide General Power of Attorney dated 08-06-2021 which has been attested by ANGELA McARTHUR MY COMMISSION #GG973517 & embossed by Tehsildar, Stamp Cell, HP Sectt. Shimla -2 vide e-Challan Number B21N113332 dated 09-08-2021 and has authorized above named Smt. Charni Devi Arora (CHARNI DEVI ARORA) to execute and register the Sale Deed in respect of Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That in consideration of the above said amount, the sellers do hereby transfer, convey and assign the above said land & two buildings which has also been detailed in Schedule below, with all rights, title and interest unto the purchaser
2. That the sellers have delivered the possession of land & two buildings detailed above and in schedule below to the purchaser
3. That all the expenses of this Deed shall be paid and borne by the said purchaser.
4. That the said sellers and the purchaser will get the mutation of the said land effected in the Revenue Records on the basis of this Sale Deed.
5. That the above said property is free from all sorts of encumbrances such as Sale, Mortgage, Gift etc. and there is no defect in the Title of the Seller and if proved, otherwise, then the Seller shall be liable to indemnify the purchaser in full or part up to the extent of loss sustained by the said Purchaser.

SCHEDULE OF LAND & BUILDINGS SOLD THROUGH THIS DEED

3913/18194 shares being equal to 0-39-13 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh along with their two buildings i.e. a) Single Story Structure Measuring 85.88 sq mtr/924 sq Ft situated in the ground floor of land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra

Charni Devi

[Signature]

Mk Deed

Himachal Pradesh b) Wooden Cottage Measuring 40 sq mtr/431.25 sq Ft situated in the ground floor of land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh Total Built Up Area 125.88 Square Meter

IN WITNESSES WHEREOF the Sellers and the Purchaser have set their respective hands to this Sale Deed at Palampur on this 11th Day of October, 2022 in presence of Witnesses:

SELLERS

Manju Sethi
MANJU SETHI **INDER DEV SETHI**
 through their duly appointed General Power of Attorney
 Smt CHARNI DEVI ARORA

PURCHASER

Mk Sood
MUKESH SOOD

WITNESS

Munish Kumar
Munish Kumar
 son of Shri Surinder Kumar
 resident of Raipur Tea Estate,
 Thakurdwara
 Tehsil Palampur District Kangra
 Himachal Pradesh
 Aadhaar Number 447095234058

WITNESS

Sunil Kapoor
Sunil Kapoor
 son of Sudershan Kapoor
 R/o Near Vindhya Washini Temple
 Village Bundla Tehsil Palampur
 Himachal Pradesh
 Aadhaar Number 797065660954

IDENTIFIED BY

Vijay Kumar
Vijay Kumar
 Advocate, Palampur
 Registration No HIM/14/2019

Drafted and dictated by: Sh. Shabir Chand Katoch, Advocate, Palampur on the instruction of the Sellers and Purchaser. The contents of the Sale Deed have been explained to the Sellers and the Purchasers in vernacular which they have carefully and thoroughly understood as true to their personal knowledge and in token that of, have put their signature on this Sale Deed in presence of the Witnesses at Palampur on this 11th Day of October, 2022

Shabir Chand Katoch
Shabir Chand Katoch, Advocate, Palampur
 Registration Number HIM 95/2009

[Signature]
 [Stamp]



**Government of Himachal Pradesh
e-Registration Fee Receipt**

Receipt No	HP1145692841368
Issue Date	11-OCT-2022 11:32
ACC Reference	NONSH/PUNJAB NATIONAL BANK HIMACHAL PRADESH/PALAMPUR
ESI Certificate No	IN-HP05735076755265U
Purchased By	MUKESH SOOD
Registration Fees Paid By	MUKESH SOOD
Property Description	AS PER SALE DEE
Purpose	Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 3,40,000.00
Misc Charges	₹ 10.00
Total Amount	₹ 3,40,010.00

(Rupees Three Lakh Forty Thousand Ten Only)

Signature and Stamp of Issuing Authority



Statutory Alert :

This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



[Faint signature and stamp]

Deed Endorsement

Token No :- 20220000126432

District Name : Kangra

Palampur

This document is presented for registration by Sh./Smt. Charni Devi Arora s/o/d/o/w/o Hira Lal before me today on 11-10-2022 Day of Tuesday at 17:27:13 PM

Charni Devi

Signature of Presenter


Signature of Registering Officer

Document Details

Book No:1 Registration No. : 1584/2022 Registration Date : 11-10-2022 Description of Deed : 23
- Conveyance/Sale deed (Deed Sub Title - In favour of Agriculturist) Deed Execution Date : 11-10-
2022 Market Value of Property :Rs.13401500/- Consideration Amount :Rs.25000000/-
Stamp Duty :- Rs. 1500000/-, Registration Fee :- Rs. 500000/-, Pasting fee :- Rs. 10/-,

Deed Pasting Detail

No. of Deed Pages:4
Additional Book Volume No. : 32
From page : 32 To page : 35

Annexure Pasting Detail

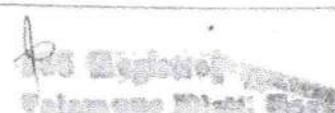
No. of Annexure Pages:15
Supplementary Book Volume No. : 102
From page : 31 To page : 45

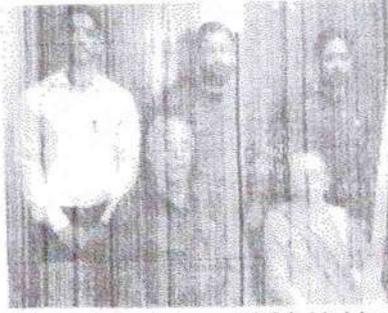
Duty and Fee Details

Stamp Duty
Amount:Rs.1500000/-
Payment Mode: E-STAMP
Certificate
Issued by:
Vide No.:IN-
HP05735062644561U
Date:11-10-2022

Registration Fee/Pasting Fee
Amount:Rs.10/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1181032846131
Date:11-10-2022

Amount:Rs.500000/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1181032846131
Date:11-10-2022


Signature of Registering Officer



Charni Devi Arora(GPA Holder)

Party No.	Party Name and Address	Finger Print	Signature
1	Manju Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
2	Inder Dev Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
3	Charni Devi Arora Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Himachal Pradesh PAN No.:		<i>Charni Devi</i>
4	Naresh Kumar Sood M 21 Housing Board Colony, Hamirpur District Hamirpur Himachal Pradesh Himachal Pradesh PAN No.:		<i>Naresh</i>
5	Aaditya Sood M 21 Housing Board Colony, Hamirpur District Hamirpur Himachal Pradesh Himachal Pradesh PAN No.:		<i>Aaditya</i>

Witness:



Sr.NO	Witness Name and Address	Signature
1	Munish Kumar Address1 - Raipur Tea Estate, Thakurdwara Tehsil Palampur District Kangra HP ... Himachal Pradesh	<i>Munish Kumar</i>

Witness Name and Address

Signature

Sunil Kapoor

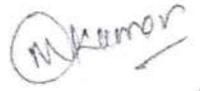
Address1 - Near Vindhya Washini Temple Village Bundla Tehsil Palampur
... Himachal Pradesh



3

Munish Kumar

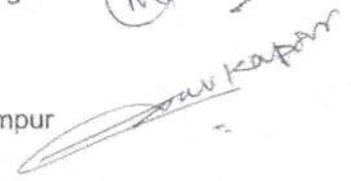
Address1 - Raipur Tea Estate, Thakurdwara Tehsil Palampur District Kangra HP
... Himachal Pradesh



4

Sunil Kapoor

Address1 - Near Vindhya Washini Temple Village Bundla Tehsil Palampur
... Himachal Pradesh



Identifier:

Sr.NO

Identifier Name and Address

Signature

1

Vijay Kumar

Address1 - Advocate, Palampur
... Himachal Pradesh

PAN No.:



CERTIFICATE OF REGISTRATION

(As per the provisions of Registration Act, 1908)

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 (Vijay Kumar, Photo I Card-HIM/14/2019) . Hence, the document is here by REGISTERED.

Signature of Registering Officer



[Signature]
Registrar of Assurances
Bangalore District, Karnataka



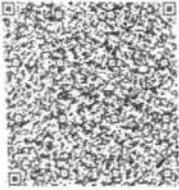
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Himachal Pradesh

e-Stamp

Certificate No. : IN-HP05735062644561U
 Certificate Issued Date : 11-Oct-2022 11:22 AM
 Account Reference : NONACC (BK)/ hppnbbk02/ PALAMPUR/ HP-KG
 Unique Doc. Reference : SUBIN-HPHPPNBBK0209713136972607U
 Purchased by : AADITYA SOOD
 Description of Document : Article 23 Conveyance
 Property Description : AS PER SALE DEED
 Consideration Price (Rs.) : 2,50,00,000
 (Two Crore Fifty Lakh only)
 First Party : INDER DEV AND MANJU
 Second Party : AADITYA SOOD
 Stamp Duty Paid By : AADITYA SOOD
 Stamp Duty Amount(Rs.) : 15,00,000
 (FifteenLakh only)



Please write or type below this line

[Handwritten Signature]



Charmi Devi

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SALE DEED

Actual Sale Price of Land & Building : ₹ 2,50,00,000/-

Average Sale Price of Land: ₹1,05,46,064/-

[Category of land is Category-I & Average Rate of the land is Rs 1808/-per sq. mtr]

Valuation of Building by Approved Valuer : ₹ 28,55,250/-

e-Stamp Value : Rs. 15,00,000/-

e-Registration Value: Rs. 5,00,000/-

Legal Bond Kita: 4

This deed of sale is executed on this 11th day of October, 2022 at Palampur by:-

1) Manju Sethi wife of Shri Inder Dev Sethi son of Shri Narinder Nath

2) Inder Dev Sethi son of Shri Narinder Nath Sethi

Both residents of 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA through their duly appointed General Power of Attorney Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Aadhaar Number 711340178905 hereinafter referred to as **Sellers**.

IN FAVOUR OF

Aaditya Sood son of Shri Naresh Kumar Sood son of Gian Chand resident of M 21 Housing Board Colony, Hamirpur District Hamirpur Himachal Pradesh Aadhaar Number 747497271904 through his General Power of Attorney **Naresh Kumar Sood** son of Shri Gian Chand R/o M 21 Housing Board Colony, Hamirpur District Hamirpur Himachal Pradesh Aadhaar Number 786607076023, hereinafter referred to as **Purchaser**.

The Expressions that sellers and the Purchaser both include their heirs, executors, representatives and assignees respectively.

Whereas, the Seller Manju Sethi is owner to the extent of 4548/18194 shares and Seller Inder Dev Sethi is owner to the extent of 13646/18194 share in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh and the same as such is recorded in the jamabandi for the year 2016-17

Whereas, in the aforesaid land, Sellers have constructed a Double Storey Structure consisting of Two rooms, Toilet, Store, Kitchen, Hall & Verandah in the Ground Floor Measuring 176.90 sq mtr/1903.50 sq Ft & Two rooms, Toilet, Store, Kitchen, Hall & Verandah in the First Floor Measuring 176.90 sq mtr/1903.50 sq Ft, Total Area of Two floors measuring Measuring 353.81 sq mtr/3807 sq Ft situated in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh. Market Value of the building has been assessed by Ar. Akshay Katoch who is Approved Valuer vide registration Number A-14684 vide Certificate of Valuation as Rs 28,55,250/-. Certificate Attached.

Manju

Charni Devi

[Signature]

areas through this deed Seller Manju Sethi has sold 1458/18194 shares being equal to 0-14-58 hectares & Seller Inder Dev Sethi has sold 4375/18194 being equal to 0-43-75 hectares Total shares 5833/18194 shares being equal to 0-58-33 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh along with Double Storey Structure consisting of Two rooms, Toilet, Store, Kitchen, Hall & Verandah in the Ground Floor Measuring 176.90 sq mtr/1903.50 sq Ft & Two rooms, Toilet, Store, Kitchen, Hall & Verandah in the First Floor Measuring 176.90 sq mtr/1903.50 sq Ft, Total Area of Two floors measuring Measuring 353.81 sq mtr/3807 sq Ft situated in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh to the purchaser for a consideration of Rs 2,50,00,000/- (Rupees Two Crore Fifty Lakhs Only) and the said amount of Rs 2,50,00,000/- (Rupees Two Crore Fifty Lakhs Only) has been paid by the Purchaser as per the direction of the Sellers in the following manner:-

- Rs 15,00,000/- to the Second Party vide cheque Number 039567 drawn on PNB Branch Hamirpur dated 23-07-2022
- Rs 7,50,000/- to the Second Party vide cheque Number 039569 drawn on PNB Branch Hamirpur dated 07-08-2022
- Rs 2,25,00,000/- vide cheque Number 039577 drawn on PNB Branch Hamirpur dated 11-10-2022

and remaining ₹2,50,000/- has been paid to Income Tax Department as TDS and Seller can take refund of the same from the Income Tax Department. Thus full & final payment of the sale consideration has been paid.

That purchaser is Agriculturist of Himachal Pradesh of land comprising Khata 162 Khatoni 211 Khasra 856/748/276 of Mohal Chimbhar & Tehsil Palampur District Kangra Himachal Pradesh. Copy of Agriculturist Certificate is attached herewith)

That Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh General Power of Attorney holder of Seller Manju Sethi & Inder Dev Sethi is also Agriculturist of Himachal Pradesh of land comprising Khata 466 Khasra kita 898 & 899 of Mohal Khokhan Tehsil Bhunter District Kullu Himachal Pradesh and Office of Tehsildar, Bhunter have issued Agricultural Certificate vide Unique Certificate ID: AG2022107202560502 dated 07-10-2022 in this regard

Whereas the nature of the land of Khasra Number 460, 1210/471, 1213/472, 1215/472 detailed above is "Bageecha Kulhi Awal Chai". THE HIMACHAL PRADESH CEILING ON LAND HOLDINGS, ACT 1972 (AMENDMENT) ACT, 1999 is not applicable upon the sellers and Sub Divisional Collector Palampur has issued the requisite certificate no. 1843/SDPR dated 27-08-2022 in this regard, thus the sellers are competent to built up structure raised upon this land. Certificate issued by Sub Divisional Collector Palampur is attached herewith.

That Sellers **Manju Sethi & Inder Dev Sethi** have appointed Smt. Charni Devi Arora (CHARNI DEVI ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh as their General Power of Attorney vide General Power of Attorney dated 08-06-2021

Manju

Charni Devi

A

has been attested by ANGELA McARTHUR MY COMMISSION G973517 & embossed by Tehsildar, Stamp Cell, HP Sectt. Shimla -2 vide e-Challan Number B21N113332 dated 09-08-2021 and has authorized above named Smt. Charni Devi Arora (CHARNI DEVI ARORA) to execute and register the Sale Deed in respect of Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh.

That Purchaser Aaditya Sood has appointed his father Naresh Kumar Sood son of Shri Gian Chand R/o M 21 Housing Board Colony, Hamirpur District Hamirpur Himachal Pradesh as his General Power of Attorney vide registration number 269 dated 24-05-2004, thus Naresh Kumar Sood is competent to execute this Sale Deed on behalf of Purchaser Aaditya Sood.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That in consideration of the above said amount, the sellers do hereby transfer, convey and assign the above said land & building which has also been detailed in Schedule below, with all rights, title and interest unto the purchaser
2. That the sellers have delivered the possession of land & building detailed above and in schedule below to the purchaser
3. That all the expenses of this Deed shall be paid and borne by the said purchaser.
4. That the said sellers and the purchaser will get the mutation of the said land effected in the Revenue Records on the basis of this Sale Deed.
5. That the above said property is free from all sorts of encumbrances such as Sale, Mortgage, Gift etc. and there is no defect in the Title of the Seller and if proved, otherwise, then the Seller shall be liable to indemnify the purchaser in full or part up to the extent of loss sustained by the said Purchaser.

SCHEDULE OF LAND & BUILDING SOLD THROUGH THIS DEED

5833/18194 shares being equal to 0-58-33 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh along with Double Storey Structure consisting of Two rooms, Toilet, Store, Kitchen, Hall & Verandah in the Ground Floor Measuring 176.90 sq mtr/1903.50 sq Ft & Two rooms, Toilet, Store, Kitchen, Hall & Verandah in the First Floor Measuring 176.90 sq mtr/1903.50 sq Ft, Total Area of Two floors measuring Measuring 353.81 sq mtr/3807 sq Ft situated in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh

Naresh

Charni Devi

Charni Devi
Tehsildar, Stamp Cell, HP Sectt. Shimla -2

WITNESSES WHEREOF the Sellers and the Purchaser have set their respective hands to this Sale Deed at Palampur on this 11th Day of October, 2022 in presence of Witnesses:

SELLERS

MANJU SETHI INDER DEV SETHI
through their duly appointed General Power of Attorney

Smt CHARNI DEVI ARORA

PURCHASER

Aaditya Sood
Through his General Power of Attorney
Naresh Kumar Sood

WITNESS

Munish Kumar
son of Shri Surinder Kumar
resident of Raipur Tea Estate,
Thakurdwara
Tehsil Palampur District Kangra
Himachal Pradesh
Aadhaar Number 4470 9523 4058

WITNESS

Sunil Kapoor
son of Sudershan Kapoor
R/o Near Vindhya Washini Temple
Village Bundla Tehsil Palampur
Himachal Pradesh
Aadhaar Number 797065660954

IDENTIFIED BY

Vijay Kumar
Advocate, Palampur
Registration No HIM/14/2019

Drafted and dictated by: Sh. Shabir Chand Katoch, Advocate, Palampur on the instruction of the Sellers and Purchaser. The contents of the Sale Deed have been explained to the Sellers and the Purchasers in vernacular which they have carefully and thoroughly understood as true to their personal knowledge and in token that of, have put their signature on this Sale Deed in presence of the Witnesses at Palampur on this 11th Day of October, 2022

Shabir Chand Katoch, Advocate, Palampur
Registration Number HIM 95/2009



**Government of Himachal Pradesh
e-Registration Fee Receipt**

Receipt No	HP1181032846131
Issue Date	11-OCT-2022 11:31
ACC Reference	NONSH/PUNJAB NATIONAL BANK HIMACHAL PRADESH/PALAMPUR
ESI Certificate No	IN-HP05735062644561U
Purchased By	AADITYA SOOD
Registration Fees Paid By	AADITYA SOOD
Property Description	AS PER SALE DEED
Purpose	Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 5,00,000.00
Misc Charges	₹ 10.00
Total Amount	₹ 5,00,010.00

(Rupees Five Lakh Ten Only)

Signature and Stamp of Issuing Authority



Statutory Alert :

This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



SHCILE Stamp
Palampur District, Himachal Pradesh

Deed Endorsement

Token No :- 202300032122

District Name :Kangra

Palampur



This document is presented for registration by Sh./Smt.Charni Devi Arora s/o/d/o/w/o NA before me today on 14-03-2023 Day of Tuesday at 17:27:33 PM

Charni Devi

Signature of Presenter

[Signature]
Sub-Registrar
Palampur Distt. Kangra
Signature of Registering Officer

Document Details

Book No:1 Registration No. : 349/2023 Registration Date : 14-03-2023 Description of Deed : 23 - Conveyance/Sale deed (Deed Sub Title - In favour of Agriculturist) Deed Execution Date : 14-03-2023 Market Value of Property :Rs.11995000/- Consideration Amount :Rs.13100000/- Stamp Duty :- Rs. 786000/-, Registration Fee :- Rs. 262000/-, Pasting fee :- Rs. 10/-,

Deed Pasting Detail

No. of Deed Pages:4
Additional Book Volume No. : 46
From page : 90 To page : 93

Annexure Pasting Detail

No. of Annexure Pages:15
Supplementary Book Volume No. : 23
From page : 1 To page : 15

Duty and Fee Details

Stamp Duty
Amount:Rs.786000/-
Payment Mode: E-STAMP
Certificate
Issued by:
Vide No.:IN-
HP06387239569412V
Date:14-03-2023

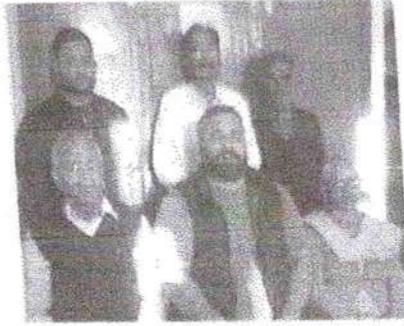
Registration Fee/Pasting Fee
Amount:Rs.262000/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1575730735421
Date:14-03-2023

Amount:Rs.10/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1575730735421
Date:14-03-2023

[Signature]
Sub-Registrar
Palampur Distt. Kangra
Signature of Registering Officer

PLC

room, kitchen, toilet & powder room in ground floor, two bedroom & toilet & verandah in First Floor of land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh. Market Value of the land...



Charni Devi Arora(GPA Holder)



Party No.	Party Name and Address	Finger Print	Signature
1	Manju Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
2	Inder Dev Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
3	Charni Devi Arora Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Himachal Pradesh PAN No.: AQKPD4284F		<i>Charni Devi</i>
4	Randeep Chauhan House Number 2003 Second Floor Sector 15 C Chandigarh Himachal Pradesh PAN No.: AGEPC8423D		<i>Randeep</i>
5	Aaditya Sood M 21 Housing Board Colony, Hamirpur District Hamirpur Himachal Pradesh Himachal Pradesh PAN No.: AUFPS0698P		
6	Naresh Kumar Sood M 21 Housing Board Colony, Hamirpur District Hamirpur Himachal Pradesh Himachal Pradesh PAN No.:		<i>Naresh</i>

Witness:

[Signature]

Sub-Registrar

Palampur Dist. Himachal Pradesh

Witness Name and Address

48.

Signature

Munish Kumar

Address1 - Raipur Tea Estate, Thakurdwara Tehsil Palampur District Kangra HP
... Himachal Pradesh

2

Sunil Kapoor

Address1 - Near Vindhya Washini Temple Village Bundla Tehsil Palampur
... Himachal Pradesh

Identifier:

Sr.NO

Identifier Name and Address

Signature

1

Pardeep Lakhanpal
Address1 - Tehsil Complex, Palampur
... Himachal Pradesh
PAN No.:



2-219-9
Sub-Registrar
Palampur Distt.

CERTIFICATE OF REGISTRATION

(As per the provisions of Registration Act, 1908)

Contents of Document read over and explained to the parties who understood all the terms/conditions and admit the execution to be correct. The parties and witnesses have been identified by **(Pardeep Lakhanpal, Photo I Card-HIM/10/1989)** . Hence, the document is here by REGISTERED.

Signature of Registering Officer



Sub-Registering
Palampur Distt, Assam

SALE DEED

Actual Sale Price of Land & house : ₹ 1,31,00,000/-

Average Sale Price of Land: ₹93,72,672 /-

{Category of land is Category-I & Average Rate of the land is Rs 1808/-per sq. mtr}

Valuation of residential house by Approved Valuer : ₹ 26,22,080/-

e-Stamp Value : Rs. 7,86,000/-

e-Registration Value: Rs. 2,62,000/-

Legal Bond Kita:4

This deed of sale is executed on this 14th day of March, 2023 at Palampur by:-

- 1) **Manju Sethi** wife of Shri Inder Dev Sethi son of Shri Narinder Nath
 2) **Inder Dev Sethi** son of Shri Narinder Nath Sethi
 Both residents of 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA through their duly appointed General Power of Attorney Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Aadhaar Number 711340178905 hereinafter referred to as **Sellers**.

IN FAVOUR OF

- 1) **Randeep Chauhan** son of Shri Gian Chand Chauhan son of Late Shri Amin Chand Chauhan resident of Up Mohal Khrota Tehsil Kalbog (ST) District Shimla at present resident of House Number 2003 Second Floor Sector 15 C Chandigarh Aadhaar Number 585122840170
 2) **Aaditya Sood** son of Shri Naresh Kumar Sood son of Gian Chand resident of M 21 Housing Board Colony, Hamirpur District Hamirpur Himachal Pradesh Aadhaar Number 747497271904 through his General Power of Attorney **Naresh Kumar Sood** son of Shri Gian Chand R/o M 21 Housing Board Colony, Hamirpur District Hamirpur Himachal Pradesh Aadhaar Number 786607076023 hereinafter referred to as **Purchasers**.

The Expressions that sellers and the Purchasers both include their heirs, executors, representatives and assignees respectively.

Whereas, the Seller Manju Sethi is owner to the extent of 1632/18194 shares and Seller Inder Dev Sethi is owner to the extent of 4896/18194 share of the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares being equal to 0-65-28 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh and the same as such is recorded in the jamabandi for the year 2016-17

Whereas, in the aforesaid land Sellers have constructed Three storey house Measuring 3277.60 square feet/304.61 square meter consisting of three floors i.e. two rooms and two toilet in basement floor, bedroom, drawing room, dining room, kitchen, toilet & powder room in ground floor, two bedroom 2 toilet & verandah in First Floor of land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh. Market Value of the house has been assessed

SELLER

PURCHASERS

.. Akshay Katoch who is Approved Valuer vide registration Number A-4684 vide Certificate of Valuation as Rs 26,22,080/- . Certificate Attached.

Whereas the sellers have sold their share in the land and their residential house in the following manners:-

- Seller Manju Sethi has sold 480/18194 shares being equal to 0-04-80 hectares & Seller Inder Dev Sethi has sold 1440/18194 being equal to 0-14-40 hectares Total shares 1920/18194 shares being equal to 0-19-20 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh to Purchaser Randeep Chauhan
- Seller Manju Sethi has sold 816/18194 shares being equal to 0-08-16 hectares & Seller Inder Dev Sethi has sold 2448/18194 being equal to 0-24-48 hectares Total shares 3264/18194 shares being equal to 0-32-64 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh to Purchaser Aaditya Sood
- Sellers have sold their Three storey house Measuring 3277.60 square feet/304.61 square meter consisting of three floors i.e. two rooms and two toilet in basement floor, bedroom, drawing room, dining room, kitchen, toilet & powder room in ground floor, two bedroom 2 toilet & verandah in First Floor of land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh to both purchasers Aaditya sood & Randeep Chauhan in equal shares

Sellers have sold their respective share in the land and have sold residential house to the purchasers for a consideration of Rs 1,31,00,000/- (Rupees One Crore Thirty One Lakhs Only) and the said amount of Rs 1,31,00,000/- (Rupees One Crore Thirty One Lakhs Only) has been paid by the Purchaser as per the direction of the Sellers in the following manner:-

- Rs 50,49,000/- through Cheque Number 000023 HDFC Bank Sanjoli Shimla paid by Purchaser Randeep Chauhan
- Rs 4,00,000/- through Cheque Number 039578 drawn on PNB Hamirpur dated 11-10-2022 paid by Purchaser Aaditya Sood
- Rs 25,00,000/- through RTGS on dated 01-03-2023 paid by Aaditya Sood
- Rs 50,20,000/- through Cheque Number 742100 drawn on PNB Hamirpur dated 14-03-2023 paid by Purchaser Aaditya Sood
- and remaining ₹1,31,000/- has been paid to Income Tax Department as TDS i.e. ₹80,000/- paid by Aaditya Sood & ₹51,000/- paid by Randeep Chauhan

Thus full & final payment of the sale consideration has been paid.

That both the purchasers are Agriculturist of Himachal Pradesh of land comprising Khata 151 Min, Khatauni No 355 Min Khasra Number 460 Land Measuring 0-04-18 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh. (Agriculturist Certificate is attached)

SELLER

Sub-Registrar
Palampur Dist. PURCHASERS

CHAUHAN

Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh General Power of Attorney holder of Seller Manju Sethi & Inder Dev Sethi is also Agriculturist of Himachal Pradesh of land comprising Khata 466 Khasra kita 898 & 899 of Mohal Khokhan Tehsil Bhunter District Kullu Himachal Pradesh and Office of Tehsildar, Bhunter have issued Agricultural Certificate vide Unique Certificate ID: AG2022107202560502 dated 07-10-2022 in this regard

Whereas the nature of the land of Khasra Number 460, 1210/471, 1213/472, 1215/472 detailed above is "Bageecha Kulhi Awal Chai". THE HIMACHAL PRADESH CEILING ON LAND HOLDINGS, ACT 1972 (AMENDMENT) ACT, 1999 is not applicable upon the sellers and Sub Divisional Collector Palampur has issued the requisite certificate no. 1843/SDPR dated 27-08-2022 in this regard, thus the sellers are competent to built up structure raised upon this land. Certificate issued by Sub Divisional Collector Palampur is attached herewith.

That Sellers Manju Sethi & Inder Dev Sethi has appointed Smt. Charni Devi Arora (CHARNI DEVI ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh as their General Power of Attorney vide General Power of Attorney dated 08-06-2021 which has been attested by ANGELA McARTHUR MY COMMISSION #GG973517 & embossed by Tehsildar, Stamp Cell, HP Sectt. Shimla -2 vide e-Challan Number B21N113332 dated 09-08-2021 and has authorized above named Smt. Charni Devi Arora (CHARNI DEVI ARORA) to execute and register the Sale Deed in respect of Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That in consideration of the above said amount, the sellers do hereby transfer, convey and assign the above said land & house which has also been detailed in Schedule below, with all rights, title and interest unto the purchaser
2. That the sellers have delivered the possession of land & house detailed above and in schedule below to the purchaser
3. That all the expenses of this Deed shall be paid and borne by the said purchaser.
4. That the said sellers and the purchaser will get the mutation of the said land effected in the Revenue Records on the basis of this Sale Deed.
5. That the above said property is free from all sorts of encumbrances such as Sale, Mortgage, Gift etc. and there is no defect in the Title of the Seller and if proved, otherwise, then the Seller shall be liable to indemnify the purchaser in full or part up to the extent of loss sustained by the said Purchaser.

SCHEDULE OF LAND & HOUSE SOLD THROUGH THIS DEED

5184/18194 shares being equal to 0-51-84 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast

SELLER

PURCHASERS

Charni Devi

Plot No. 216 Tehsil Palampur District Kangra Himachal Pradesh to Purchasers
 along with Three storey house Measuring 3277.60 square feet/304.61 square
 meter consisting of three floors i.e. two rooms and two toilet in basement floor,
 bedroom, drawing room, dining room, kitchen, toilet & powder room in ground
 floor, two bedroom 2 toilet & verandah in First Floor situated in the land
 comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460,
 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of
 Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra
 Himachal Pradesh

IN WITNESSES WHEREOF the Sellers and the Purchaser have set their
 respective hands to this Sale Deed at Palampur on this 14th Day of March, 2023
 in presence of Witnesses:

SELLERS

MANJU SETHI
 through their duly appointed General Power of Attorney
 Smt CHARNI DEVI ARORA

Charni Devi

INDER DEV SETHI

PURCHASERS

Randeep Chauhan

Randeep Chauhan

Aaditya Sood

Aaditya Sood

Through his General Power of Attorney
 Naresh Kumar Sood

WITNESS

Munish Kumar

Munish Kumar
 son of Shri Surinder Kumar
 resident of Raipur Tea Estate,
 Thakurdwara
 Tehsil Palampur District Kangra
 Himachal Pradesh
 Aadhaar Number 447095234058

WITNESS

Sunil Kapoor

Sunil Kapoor
 son of Sudershan Kapoor
 R/o Near Vindhya Washini Temple
 Village Bundla Tehsil Palampur
 Himachal Pradesh
 Aadhaar Number 797065660954

IDENTIFIED BY

Pardeep Lakhnupal

Pardeep Lakhnupal
 Advocate, Palampur
 Registration No HIM/10-1989

Drafted and dictated by: Sh. Shabir Chand Katoch, Advocate, Palampur on the
 instruction of the Sellers and Purchaser. The contents of the Sale Deed have been
 explained to the Sellers and the Purchasers in vernacular which they have
 carefully and thoroughly understood as true to their personal knowledge and
 in token that of, have put their signature on this Sale Deed in presence of the
 Witnesses at Palampur on this 14th Day of March, 2023

Shabir Chand Katoch

Shabir Chand Katoch, Advocate, Palampur
 Registration Number HIM 95/2009

Sub-Registrar

Sub-Registrar
 Palampur Dist.

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1/4

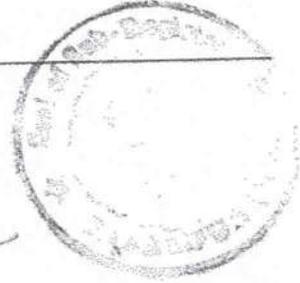
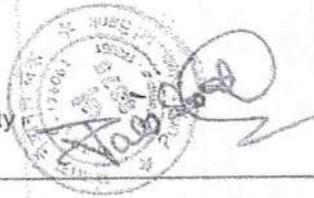


Government of Himachal Pradesh
e-Registration Fee Receipt

Receipt No HP1575730735421
 Issue Date 14-MAR-2023 15:28
 ACC Reference NONSH/PUNJAB NATIONAL BANK HIMACHAL
 PRADESH/PALAMPUR
 ESI Certificate No IN-HP06387239569412V
 Purchased By Aaditya Sood and Randeep Chauhan
 Registration Fees Paid By Aaditya Sood and Randeep Chauhan
 Property Description As per Sale Deed
 Purpose Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 2,62,000.00
Misc Charges	₹ 10.00
Total Amount	₹ 2,62,010.00
(Rupees Two Lakh Sixty-Two Thousand Ten Only)	

Signature and Stamp of Issuing Authority



Statutory Alert :

This is a receipt of fees collected and should not be treated as receipt of Registration.
 The authenticity of e-Registration Fee Receipt can be be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



Sub-Registrar
 Palampur Dist.

Deed Endorsement

Token No :- 202300032202

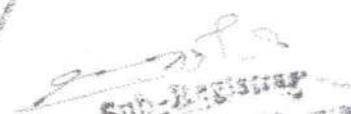
District Name :Kangra

Palampur

This document is presented for registration by Smt. Charni Devi Arora sold to/w/o Jagdish Ram before me today on 14-03-2023 Day of Tuesday at 17:28:22 PM



Signature of Presenter

Signature of Registering Officer

Document Details

Book No:1 Registration No. : 350/2023 Registration Date : 14-03-2023 Description of Deed : 23 - Conveyance/Sale deed (Deed Sub Title - In favour of Agriculturist) Deed Execution Date : 14-03-2023 Market Value of Property :Rs.2430000/- Consideration Amount :Rs.2900000/- Stamp Duty :- Rs. 174000/-, Registration Fee :- Rs. 58000/-, Pasting fee :- Rs. 10/-,

Deed Pasting Detail

No. of Deed Pages:3
Additional Book Volume No. : 46
From page : 94 To page : 96

Annexure Pasting Detail

No. of Annexure Pages:10
Supplementary Book Volume No. : 23
From page : 16 To page : 25

Duty and Fee Details

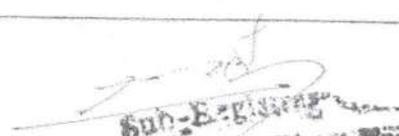
Stamp Duty

Amount:Rs.174000/-
Payment Mode: E-STAMP
Certificate
Issued by:
Vide No.:IN-
HP06387034777571V
Date:14-03-2023

Registration Fee/Pasting Fee

Amount:Rs.10/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1448520739308
Date:14-03-2023

Amount:Rs.58000/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1448520739308
Date:14-03-2023



Signature of Registering Officer



Charni Devi Arora(Individual)



Party No.	Party Name and Address	Finger Print	Signature
1	Manju Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
2	Inder Dev Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
3	Charni Devi Arora Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Himachal Pradesh PAN No.: AQKPD4284F		<i>Charni Devi</i>
4	Charni Devi Arora Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Himachal Pradesh PAN No.: AQKPD4284F		
5	Mukesh Sood Lohna Ward Number 1 MC Palampur Tehsil Palampur District Kangra Himachal Pradesh Himachal Pradesh PAN No.: CBCPS4681Q		<i>Mukesh Sood</i>

Witness:

217
Sub-Registrar
Palampur Dist. Kangra

Sr.NO	Witness Name and Address	Signature
1	Munish Kumar Address1 - Raipur Tea Estate, Thakurdwara Tehsil Palampur District Kangra HP ... Himachal Pradesh	<i>Munish Kumar</i>

218

2023/249/1/349

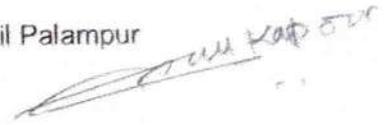
58.

Witness Name and Address

Signature

Sunil Kapoor

Address1 - Near Vindhya Washini Temple Village Bundla Tehsil Palampur
... Himachal Pradesh



Identifier:

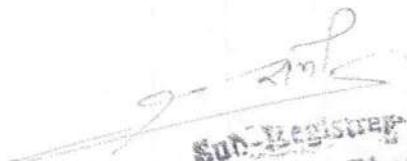
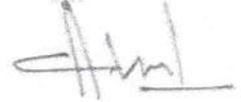
Sr.NO

Identifier Name and Address

Signature

1

Pardeep Lakhanpal
Address1 - Tehsil Complex, Palampur
... Himachal Pradesh
PAN No.:


Sub-Registrar
Palampur Distt, Himachal Pradesh

CERTIFICATE OF REGISTRATION

As per the provisions of Registration Act, 1908

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 (Pardeep Lakhanpal, Photo I Card-HIM/10/1989) . Hence, the document is here by REGISTERED

Signature of Registering Officer

[Handwritten Signature]
Sub-Registering
Delampur Distt. 2017

SALE DEED

Actual Sale Price of Land: ₹ 29,00,000/-

Average Sale Price of Land: ₹ 24,29,952/-

{Category of land is Category-I & Average Rate of the land is Rs 1808/-per sq. mtr}

e-Stamp Value : Rs. 1,74,000/-

e-Registration Value: Rs. 58,000/-

Legal Bond Kita: 3

This deed of sale is executed on this 14th day of March, 2023 at Palampur by:-

- 1) Manju Sethi wife of Shri Inder Dev Sethi son of Shri Narinder Nath
- 2) Inder Dev Sethi son of Shri Narinder Nath Sethi

Both residents of 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA through their duly appointed General Power of Attorney Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Aadhaar Number 711340178905 hereinafter referred to as **Sellers**.

IN FAVOUR OF

Mukesh Sood aged 55 years son of Shri Dina Nath Sood son of Shri Mehar Chand resident of Lohna Ward Number 1 MC Palampur Tehsil Palampur District Kangra Himachal Pradesh Aadhaar Number 478275627748, hereinafter referred to as **Purchaser**.

The Expressions that sellers and the Purchaser both include their heirs, executors, representatives and assignees respectively.

Whereas, the Seller Manju Sethi is owner to the extent of 1632/18194 shares and Seller Inder Dev Sethi is owner to the extent of 4896/18194 share of the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares being equal to 0-65-28 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh and the same as such is recorded in the jamabandi for the year 2016-17.

Whereas through this deed Seller Manju Sethi has sold 336/18194 shares being equal to 0-03-36 hectares & Seller Inder Dev Sethi has sold 1008/18194 being equal to 0-10-08 hectares Total 1344/18194 shares being equal to 0-13-44 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh to the purchaser for a consideration of Rs 29,00,000/- (Rupees Twenty Nine Lakhs Only) and the said amount of Rs 29,00,000/- (Rupees Twenty Nine Lakhs Only) has been paid by the Purchaser as per the direction of the Sellers in the following manner:

- a) Rs 25,00,000/- through RTGS on dated 01-03-2023 paid by Mukesh Sood
- b) Rs 4,00,000/- vide cheque Number 004032 drawn on ICICI Bank Palampur dated 11-10-2022

Thus full & final payment of the sale consideration has been paid. Thus full & final payment of the sale consideration has been paid.

Charni Devi

M/Sood

Palampur Distt, Kangra

Purchaser is Agriculturist of Himachal Pradesh of land comprising Khata No. 151 Min, Khatauni No 355 Min Khasra Number 460 Land Measuring 0-04-18 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh. (Agriculturist Certificate is attached)

That Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh General Power of Attorney holder of Seller Manju Sethi & Inder Dev Sethi is also Agriculturist of Himachal Pradesh of land comprising Khata 466 Khasra kita 898 & 899 of Mohal Khokhan Tehsil Bhuntar District Kullu Himachal Pradesh and Office of Tehsildar, Bhunter have issued Agricultural Certificate vide Unique Certificate ID: AG2022107202560502 dated 07-10-2022 in this regard

Whereas the nature of the land of Khasra Number 460, 1210/471, 1213/472, 1215/472 detailed above is "Bageecha Kulhi Awal Chai". THE HIMACHAL PRADESH CEILING ON LAND HOLDINGS, ACT 1972 (AMENDMENT) ACT, 1999 is not applicable upon the sellers and Sub Divisional Collector Palampur has issued the requisite certificate no. 1843/SDPR dated 27-08-2022 in this regard, thus the sellers are competent to sell this land. Certificate issued by Sub Divisional Collector Palampur is attached herewith.

That Sellers **Manju Sethi & Inder Dev Sethi** has appointed Smt. Charni Devi Arora (CHARNI DEVI ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh as their General Power of Attorney vide General Power of Attorney dated 08-06-2021 which has been attested by ANGELA McARTHUR MY COMMISSION #GG973517 & embossed by Tehsildar, Stamp Cell, HP Sectt. Shimla -2 vide e-Challan Number B21N113332 dated 09-08-2021 and has authorized above named Smt. Charni Devi Arora (CHARNI DEVI ARORA) to execute and register the Sale Deed in respect of Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That in consideration of the above said amount, the sellers do hereby transfer, convey and assign the above said land which has also been detailed in Schedule below, with all rights, title and interest unto the purchaser
2. That the sellers have delivered the possession of land detailed above and in schedule below to the purchaser
3. That all the expenses of this Deed shall be paid and borne by the said purchaser.
4. That the said sellers and the purchaser will get the mutation of the said land effected in the Revenue Records on the basis of this Sale Deed.
5. That the above said property is free from all sorts of encumbrances such as Sale, Mortgage, Gift etc. and there is no defect in the Title of the Seller and if proved, otherwise, then the Seller shall be liable to indemnify the purchaser in full or part up to the extent of loss sustained by the said Purchaser.

Charni Devi
SELLER

M/K Jood
PURCHASER

Sub-Registrar
Palampur Distt, J&K

SCHEDULE OF LAND SOLD THROUGH THIS DEED

1344/18194 shares being equal to 0-13-44 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachfir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh

IN WITNESSES WHEREOF the Sellers and the Purchaser have set their respective hands to this Sale Deed at Palampur on this 14th Day of March, 2023 in presence of Witnesses:

SELLERS

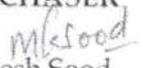
MANJU SETHI



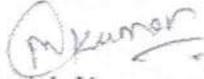
INDER DEV SETHI

through their duly appointed General Power of Attorney
Smt CHARNI DEVI ARORA

PURCHASER


Mukesh Sood

WITNESS



Munish Kumar
son of Shri Surinder Kumar
resident of Raipur Tea Estate,
Thakurdwara
Tehsil Palampur District Kangra
Himachal Pradesh
Aadhaar Number 4470 9523 4058

WITNESS



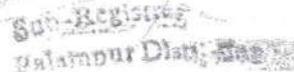
Sunil Kapoor
son of Sudershan Kapoor
R/o Near Vindhya Washini Temple
Village Bundla Tehsil Palampur
Himachal Pradesh
Aadhaar Number 797065660954

IDENTIFIED BY



Pradeep Lakhnopal
Advocate, Palampur
Registration No HIM/10/1989

Drafted and dictated by: Sh. Shabir Chand Katoch, Advocate, Palampur on the instruction of the Sellers and Purchaser. The contents of the Sale Deed have been explained to the Sellers and the Purchasers in vernacular which they have carefully and thoroughly understood as true to their personal knowledge and in token that of, have put their signature on this Sale Deed in presence of the Witnesses at Palampur on this 14th Day of March, 2023

Shabir Chand Katoch, Advocate, Palampur
Registration Number HIM 95/2009



Government of Himachal Pradesh
e-Registration Fee Receipt

Receipt No HP1448520739308
Issue Date 14-MAR-2023 14:44
ACC Reference NONSH/PUNJAB NATIONAL BANK HIMACHAL
PRADESH/PALAMPUR
ESI Certificate No IN-HP06387034777571V
Purchased By Mukesh Sood
Registration Fees Paid By Mukesh Sood
Property Description As per Sale Deed
Purpose Article 23 Conveyance



Particulars	Amount (Rs.)
Registration Fee	₹ 58,000.00
Misc Charges	₹ 10.00
Total Amount	₹ 58,010.00

(Rupees Fifty-Eight Thousand Ten Only)

Signature and Stamp of Issuing Authority



Statutory Alert :

This is a receipt of fees collected and should not be treated as receipt of Registration.

The authenticity of e-Registration Fee Receipt can be verified at website i.e.

<https://www.shcilestamp.com/Registration/>



Sub-Registrar
Palampur Distt. Secy

Deed Endorsement

65.

Token No.: 20220000126436

District Name :Kangra

Palampur

This document is presented for registration by Sh./Smt Charat Devi Arora s/o/d/o/k/o Hira Lal before me today on 11-10-2022 Day of Tuesday at 17:32:49 PM



Signature of Presenter



Signature of Registering Officer

Document Details

Book No:1 Registration No. : 1682/2022 Registration Date : 11-10-2022 Description of Deed : 23
- Conveyance/Sale deed (Deed Sub Title - in favour of Agriculturist) Deed Execution Date : 11-10-
2022 Market Value of Property :Rs.3471500/- Consideration Amount :Rs.8000000/-
Stamp Duty :- Rs. 480000/-, Registration Fee :- Rs. 160000/-, Pasting fee :- Rs. 10/-,

Deed Pasting Detail

No. of Deed Pages:3
Additional Book Volume No. : 32
From page : 25 To page : 27

Annexure Pasting Detail

No. of Annexure Pages:15
Supplementary Book Volume No. : 102
From page : 1 To page : 15

Duty and Fee Details

Stamp Duty

Amount:Rs.480000/-
Payment Mode: E-STAMP
Certificate
Issued by:
Vide No.:IN-
HP05735251669939U
Date:11-10-2022

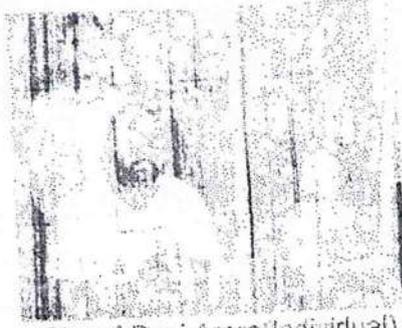
Registration Fee/Pasting Fee

Amount:Rs.10/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1186022846021
Date:11-10-2022

Amount:Rs.160000/-
Payment Mode: E - Registration
Certificate
Issued by:
Vide No.:HP1186022846021
Date:11-10-2022



Signature of Registering Officer



Charni Devi Arora (Individual)

Party No.	Party Name and Address	Finger Print	Signature
1	Manju Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
2	Inder Dev Sethi 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA Himachal Pradesh PAN No.:		
3	Charni Devi Arora Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Himachal Pradesh PAN No.:		
4	Randeep Chauhan House Number 2003 Second Floor Sector 15 C Chandigarh Himachal Pradesh PAN No.:		

Witness:

Sr.NO	Witness Name and Address	Signature
1	Sunil Kapoor Address1 - Near Vindhya Washini Temple Village Eundla Tehsil Palampur ,, Himachal Pradesh	
2	Munish Kumar Address1 - Raipur Tea Estate, Thakurwara Tehsil Palampur District Kangra HP ,, Himachal Pradesh	

Identifier:

Sr.NO

1

Identifier Name and Address

Vijay Kumar
Address1 - Advocate, Palampur
Himachal Pradesh
PAN No.:

Signature




Palampur
Himachal Pradesh

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 **(Vijay Kumar, Photo I Card-HIM/14/2019)**. Hence, the document is here by REGISTERED.

Signature of Registering Officer



[Handwritten signature]

SALE DEED

Actual Sale Price of Land: ₹ 80,00,000/-
Average Sale Price of Land: ₹ 34,71,360/-

[Category of land is Category-I & Average Rate of the land is Rs 1808/-per sq. mtr]

e-Stamp Value : Rs. 4,80,000/-
e-Registration Value: Rs. 1,60,000/-
Legal Bond Kita: 3

This deed of sale is executed on this 11th day of October, 2022 at Palampur by:-

- 1) Manju Sethi wife of Shri Inder Dev Sethi son of Shri Narinder Nath
 - 2) Inder Dev Sethi son of Shri Narinder Nath Sethi
- Both residents of 1424 Devonshire Way, Pam Beach Gardens, FL33418, USA through their duly appointed General Power of Attorney Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh Aadhaar Number 711340178905 hereinafter referred to as Sellers.

IN FAVOUR OF

Randeep Chauhan son of Shri Gian Chand Chauhan son of Late Shri Amin Chand Chauhan resident of Up Mohal Khrota Tehsil Kalbog (ST) District Shimla at present resident of House Number 2003 Second Floor Sector 15 C Chandigarh Aadhaar Number 585122840170, hereinafter referred to as Purchaser.

The Expressions that sellers and the Purchaser both include their heirs, executors, representatives and assignees respectively.

Whereas, the Seller Manju Sethi is owner to the extent of 4548/18194 shares and Seller Inder Dev Sethi is owner to the extent of 13646/18194 share in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh and the same as such is recorded in the jamabandi for the year 2016-17

Whereas through this deed Seller Manju Sethi has sold 480/18194 shares being equal to 0-14-58 hectares & Seller Inder Dev Sethi has sold 1440/18194 being equal to 0-43-75 hectares Total 1920/18194 shares being equal to 0-19-20 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh to the purchaser for a consideration of Rs 80,00,000/- (Rupees Eighty Lakhs Only) and the said amount of Rs 79,20,000/- (Rupees Eighty Lakhs Only) has been paid by the Purchaser as per the direction of the Sellers vide cheque Number 000018 drawn on HDFC Bank Sanjauli Shimla dated 11-10-2022. and remaining ₹80,000/- has been paid to Income Tax Department as TDS and Seller can take refund of the same from the Income Tax Department. Thus full & final payment of the sale consideration has been paid. Thus full & final payment of the sale consideration has been paid.

That purchaser is Agriculturist of Himachal Pradesh of land comprising Khata 25 Khasra 346 of Up Mohal Khrota Tehsil Kalbog (ST) District Shimla Himachal

Charni Devi

Pradesh and Office of Naib Tehsildar, Kalbog (SI) have issued Agricultural Certificate vide Unique Certificate ID: AG202292094377322 dated 20-09-2022 in this regard. Copy of Agriculturist Certificate is attached herewith)

That Smt Charni Devi Arora (Charni Devi ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh General Power of Attorney holder of Seller Manju Sethi & Inder Dev Sethi is also Agriculturist of Himachal Pradesh of land comprising Khata 466 Khasra kita 898 & 899 of Mohal Khokhan Tehsil Bhuntar District Kullu Himachal Pradesh and Office of Tehsildar, Bhunter have issued Agricultural Certificate vide Unique Certificate ID: AG2022107202560502 dated 07-10-2022 in this regard

Whereas the nature of the land of Khasra Number 460, 1210/471, 1213/472, 1215/472 detailed above is "Bageecha Kulhi Awal Chai". THE HIMACHAL PRADESH CEILING ON LAND HOLDINGS, ACT 1972 (AMENDMENT) ACT, 1999 is not applicable upon the sellers and Sub Divisional Collector Palampur has issued the requisite certificate no. 1843/SDPR dated 27-08-2022 in this regard, thus the sellers are competent to built up structure raised upon this land. Certificate issued by Sub Divisional Collector Palampur is attached herewith.

That Sellers Manju Sethi & Inder Dev Sethi has appointed Smt. Charni Devi Arora (CHARNI DEVI ARORA) wife of Shri Jagdish Ram Arora resident of Parganu Opposite Bhunter Airport District Kullu Himachal Pradesh as their General Power of Attorney vide General Power of Attorney dated 08-06-2021 which has been attested by ANGELA McARTHUR MY COMMISSION #GG973517 & embossed by Tehsildar, Stamp Cell, HP Sectt. Shimla -2 vide e-Challan Number B21N113332 dated 09-08-2021 and has authorized above named Smt. Charni Devi Arora (CHARNI DEVI ARORA) to execute and register the Sale Deed in respect of Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That in consideration of the above said amount, the sellers do hereby transfer, convey and assign the above said land which has also been detailed in Schedule below, with all rights, title and interest unto the purchaser
2. That the sellers have delivered the possession of land detailed above and in schedule below to the purchaser
3. That all the expenses of this Deed shall be paid and borne by the said purchaser.
4. That the said sellers and the purchaser will get the mutation of the said land effected in the Revenue Records on the basis of this Sale Deed.
5. That the above said property is free from all sorts of encumbrances such as Sale, Mortgage, Gift etc. and there is no defect in the Title of the Seller and if proved.

Charni Devi

[Signature]

otherwise, then the Seller shall be liable to indemnify the purchaser in full or part up to the extent of loss sustained by the said Purchaser.

SCHEDULE OF LAND SOLD THROUGH THIS DEED

1920/18194 shares being equal to 0-19-20 hectares in the land comprising Khata Number 151, Khatoni Number 355 Khasra Numbers 460, 1210/471, 1213/472, 1215/472 Kita 4 Land Measuring 01-81-94 hectares of Mohal Nachhir Hadbast Number 216 Tehsil Palampur District Kangra Himachal Pradesh

IN WITNESSES WHEREOF the Sellers and the Purchaser have set their respective hands to this Sale Deed at Palampur on this 11th Day of October, 2022 in presence of Witnesses:

SELLERS

Charni Devi

MANJU SETHI

INDER DEV SETHI

through their duly appointed General Power of Attorney
Smt CHARNI DEVI ARORA

PURCHASER

Randeep Chauhan
Randeep Chauhan

WITNESS

Munish Kumar

Munish Kumar
son of Shri Surinder Kumar
resident of Raipur Tea Estate,
Thakurdwara
Tehsil Palampur District Kangra
Himachal Pradesh
Aadhaar Number 4470 9523 4058

WITNESS

Sunil Kapoor
Sunil Kapoor

son of Sudershan Kapoor
R/o Near Vindhya Washini Temple
Village Bundla Tehsil Palampur
Himachal Pradesh
Aadhaar Number 797065660954

IDENTIFIED BY

Vijay Kumar
Vijay Kumar

Advocate, Palampur
Registration No HIM/14/2019

Drafted and dictated by: Sh. Shabir Chand Katoch, Advocate, Palampur on the instruction of the Sellers and Purchaser. The contents of the Sale Deed have been explained to the Sellers and the Purchasers in vernacular which they have carefully and thoroughly understood as true to their personal knowledge and in token that of, have put their signature on this Sale Deed in presence of the Witnesses at Palampur on this 11th Day of October, 2022

Shabir Chand Katoch
Shabir Chand Katoch, Advocate, Palampur
Registration Number HIM 95/2009



Government of Himachal Pradesh
e-Registration Fee Receipt

Receipt No	HP1186022846021
Issue Date	11-OCT-2022 11:32
ACC Reference	NONSH/PUNJAB NATIONAL BANK HIMACHAL PRADESH/PALAMPUR
ESI Certificate No	IN-HP05735251669939U
Purchased By	RANDEEP CHAUHAN
Registration Fees Paid By	RANDEEP CHAUHAN
Property Description	AS PER SALE DEED
Purpose	Article 23 Conveyance

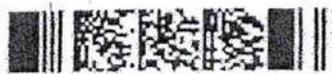
Particulars	Amount (Rs.)
Registration Fee	₹ 1,60,000.00
Misc Charges	₹ 10.00
Total Amount	₹ 1,60,010.00

(Rupees One Lakh Sixty Thousand Ten Only)

Signature and Stamp of Issuing Authority

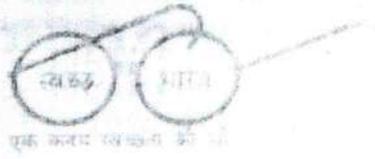
Statutory Alert :

This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



11/10/2022

M-968279



शाखा/Branch Amritsar

दिनांक
Date

1	9	0	5	2	0	2	5
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बचत/चालू/ओडी/नकद उधार/आवर्ती जमा/आवधिक ऋण/मांगऋण खाता संख्या
क्रेडिट कार्ड संख्या SF/CA/OD/CC/RD/TL/DL A/c No./Credit Card No.

0	6	1	5	2	1	2	2	0	0	3	1	6	2
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नाम/Name Divisional Forest Officer
PALAMOUR

दूर/Tel. _____ ₹ _____ पै./P. _____

राशि
Amount

1	7	7	8	9	3	—	—
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राशि शब्दों में/Amount(in words)Rs One Lac Seventy Seven thousand Eight hundred Ninety Three

PNB-154R/HINDI/LOT NO.13/JUN24/25/OMSAI

चैक न. एवं बैंक का नाम Cheque No. & Name of Bank	₹
<u>177893</u>	<u>177893</u>
<u>1</u>	
कुल/Total	<u>177893</u>

Punjab National Bank Toll free. 24 hours call centre 1800 1800 / 1800 2025

Customer Acknowledgement/ग्राहक की रसीद/ ग्राहक दी रसीद

Customer name/ ग्राहक के नाम / ग्राहक का नाम: Solution

Beneficiary name / लाभार्थी का नाम / लाभार्थी का नाम: Director's forest office

Beneficiary bank name / लाभार्थी के बैंक का नाम / लाभार्थी बैंक का नाम: PUNB Palampur

Transaction reference number / संदर्भ संख्या / लेनदेन संख्या नंबर: 00160801670

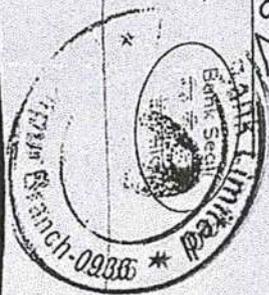
Name and signature of Bank official / बैंक अधिकारी का नाम और हस्ताक्षर / बैंक के अधिकारी का नाम ले दखत: [Signature]

Date/तारीख/तरीक: 1910522025

Mode of payment / भुगतान का प्रकार / भुगतान की तरिका: NEFT

Beneficiary account number/लाभार्थी का खाता नंबर / लाभार्थी खाता नंबर: 06152122003162

Amount/रकम/रकम: 926312



237

७७.

Completed

₹ 50,000.00 sent

Completed on 19 May 2025, 2:00 pm

Transaction ID: 513914904720

To

From

Divisional forest officer...

Randeep .

Acc. no. 06152122003...

Acc. no. 159218000003

Payment Mode

Remarks

IMPS

Pay



It might take up to 10 minutes to be reflected in the payee account.



Setup a recurring payment for this transactions



238

78.

Completed

₹ 50,000.00 sent

Completed on 19 May 2025, 2:01 pm

Transaction ID: 513914905209

To

From

Divisional forest officer...

Randeep .

Acc. no. 06152122003...

Acc. no. 159218000003

Payment Mode

Remarks

IMPS

Pay



It might take up to 10 minutes to be reflected in the payee account.



Setup a recurring payment for this transactions





Arshad Choudhary <ch.arshad.adv@gmail.com>

NGT-OA/172/2025-Reply on Behalf of Respondent Nos. 5 to 7

1 message

Arshad Choudhary <ch.arshad.adv@gmail.com>

Tue, Oct 28, 2025 at 2:44 PM

To: "hardevzharithimalaya@gmail.com" <hardevzharithimalaya@gmail.com>, secy-moef@nic.in, cs-hp@nic.in, pccf-hp@nic.in, "dfoplphp@gmail.com" <dfoplphp@gmail.com>

Sir,

I am sending a copy of Reply on behalf of the Respondent Nos. 5 to 7, in case of O.A. No.172/2025, titled as Vaishali Rana vs UOI & Ors, pending before the Hon'ble National Green Tribunal, Principal Bench, New Delhi. Please find the attachment of Reply and acknowledge the same.

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Kind Regards

ARSHAD ALI CCHOUDHARY
ADVOCATE

Counsel for Respondent Nos. 5 to 8.

 **NGT-Reply on behalf of R-5 to R-7.pdf**
23155K