

क्रमांक/ का.का./ तह. नाहन/ 2018- 652/
कार्यालय तहसीलदार नाहन, जिला सिरमौर
दिनांक, नाहन 19 दिसम्बर 2022

सेवा में,

उप मंडल अधिकारी,
सरस्वती हेरिटेज उप मंडल न.2,
जगाधरी, हरियाणा।

विषय : Acquisition / Purchase of 0.67 Ha private land of village Matar for construction of Adi
Badri Dam.

महोदय,

विषय उरोक्त के सन्दर्भ में आपके कार्यालय पत्र क्रमांक. 435/ ABD दिनांक 07-12-2022
की अनुपालना में नकल पंजीकृत वसीका आगामी कार्यवाही हेतू प्रेषित है।

1. सलंगन : नकल पंजीकृत वसीका

भवदीय,

8

Tahsildar Nahar
तहसीलदार, नाहन, जिला सिरमौर (H.P.)


R.No-516/ABD
dt. 20/12/2022
see to sent a
copy of Record to
Division office
[Signature]

Deed Endorsement


Nahan

Name : Sirmaur

This document is presented for registration by Sh./Smt. Deep Chand s/o/d/o/w/o Sohan Singh before me today on 03-08-2022 Day of Wednesday at 12:26:12 PM



Signature of Presenter



Signature of Registering Officer
Sub. Registrar Nahan
Distt. Sirmour (H.P.)

Document Details

Book No. : Registration No. : 937/2022 Registration Date : 03-08-2022 Description of Deed : 23 -
- - - - - / Sale deed (Deed Sub Title - In favour of Government and any other PSU etc. (where duty
and fees payable by Govt.)) Deed Execution Date : 03-07-2022 Market Value of Property
Rs. 29236439/- Consideration Amount : Rs. 29236439/-
Stamp Duty - Rs. 0/- Registration Fee - Rs. 0/- Pasting fee - Rs. 0/-

Deed Pasting Detail

No. of Deed Pages: 8
Additional Book Volume No. : 2940
From page : 21 To page : 28


Annexure Pasting Detail

No. of Annexure Pages: 44
Supplementary Book Volume No. : 121
From page : 36 To page : 79

Duty and Fee Details


Stamp Duty

Registration Fee/Pasting Fee



Signature of Registering Officer
Sub. Registrar Nahan
Distt. Sirmour (H.P.)

Attested to be a true copy



Sub. Registrar Nahan
Distt. Sirmour (H.P.)



Deep Chand(Individual)

Party No.	Party Name and Address	Finger Print	Signature
1-	Deep Chand VPO Mattar Tehsil Nahan Distt Sirmaur HP Himachal Pradesh PAN No.: BSNPC7950H		
2	Lal Singh VPO Mattar Tehsil Nahan Distt Sirmaur HP Himachal Pradesh PAN No.: JFOPS2812L		
3	Yashpal VPO Mattar Tehsil Nahan Distt Sirmaur HP Himachal Pradesh PAN No.: BKSPY2528Q		
4	Omi Devi VPO Mattar Tehsil Nahan Distt Sirmaur HP Himachal Pradesh PAN No.: HTCPD9117B		 <i>Omi Devi</i>
5	Choto Devi VPO Mattar Tehsil Nahan Distt Sirmaur HP Himachal Pradesh PAN No.:		 <i>Choto Devi</i>
6	Chet Ram VPO Mattar Tehsil Nahan Distt Sirmaur HP Himachal Pradesh PAN No.: FTZPR4923L		

Attested by a true copy

 Sub. Registrar Nahan
 Distt. Sirmaur (H.P.)

3/3/22

Party No.

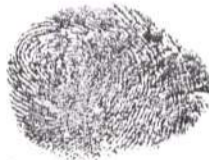
Party Name and Address

Finger Print

Signature

7

Dhanvir Singh
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: PLOPS0699H



ਧਨਵਿਰ ਸਿੰਘ

8

Babu Ram Through His GPA Kusum Lata
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: AKRPR8682C



ਬਾਬੂ ਰਾਮ

9

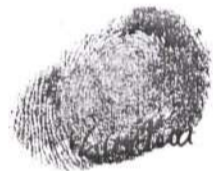
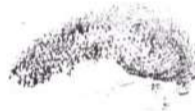
Sanju Ram
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: LWHPK7523C



ਸੰਜੂ ਰਾਮ

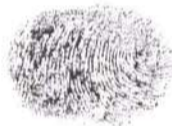
10

Gur Devi
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: HTMPD4484H



11

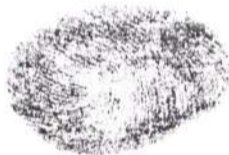
Kurmala
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: LVOPK2693H



ਕੁਰਮਲਾ

12

Kaka Ram
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.:



ਕਾਕਾ ਰਾਮ

13

Kanshi Ram
VPO Mattar tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: FTZPR4927Q



ਕਾਂਸ਼ੀ ਰਾਮ

14

Roop Singh
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: LSGPS5663E



Attested to be a true copy

Sub. Registrar Nahan
Distt. Sirmour (H.P.)

[Signature]
Sub. Registrar Nahan
Distt. Sirmour (H.P.)

Party
No.

Party Name and Address

Finger Print

Signature

15

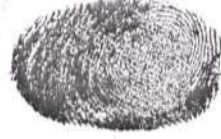
Gurnam Singh
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: DVHPG9809Q



गुर्नाम
१

16

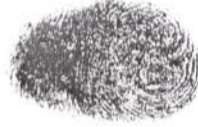
Tejpal
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: CGSPT9337B



तेजपाल

17

Billo Alias Bhuro
vill Agriwala Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: GGRPB9613K



Billo dev

18

Kusam Devi
vill PO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: HTBPD2734M



कुसम देवी

19

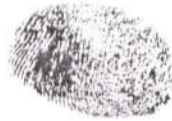
Promila Devi
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: HTRPD7639M



प्रमिला देवी

20

Nirmala Devi
vuill Satiwala PO Shambhuwala Tehsil
Nahan Distt Sirmaur HP
Himachal Pradesh
PAN No.: GTPPD9735R



निर्मला देवी

21

Kaki
VPO Mattar Tehsil Nahan Distt Sirmaur
HP
Himachal Pradesh
PAN No.: HTBPD2736K



Kaki Devi

22

Jal Shakti Vibhag Himachal Pradesh
Through S E Circle Nahan Distt
Sirmaur HP
Jal Shakti Vibhag Circle Nahan Distt
Sirmaur HP
Himachal Pradesh
PAN No.:

Assistant Engineer
Jal Shakti Sub Division
Nahan, Distt. Sirmour (H.P.)

Sub. Registrar Nahan
Distt. Sirmour (H.P.)

Attested to be a true copy

Sub. Registrar Nahan
Distt. Sirmour (H.P.)

17 PM

NO

Witness Name and Address

Signature

1

Vishal Sharma

Address1 - Vpo Mattar Tehsil Nahan District Sirmaur HP
Himachal Pradesh

Vishal

2

Kuldeep Koyal

Address1 - VPO Mattar Tehsil Nahan District Sirmaur HP
Himachal Pradesh

KULDEEP

Identifier:

Identifier Name and Address

Signature

r.NO

Ronki Ram Sharma

Address1 - Vill Neharla PO Shambhuwala Tehsil Nahan District Sirmaur HP
Himachal Pradesh

R.R. Sharma

1

PAN No.:

R
Sub. Registrar Nahan
Dist. Sirmour (H.P.)

Attested to be a true copy.

R
Sub. Registrar Nahan
Dist. Sirmour (H.P.)

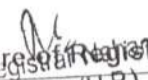
22. 12 17 PM

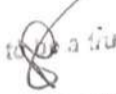
20.22.298/1/942

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 (Ronki Ram Sharma, Aadhaar Card-*****2221) . Hence, the document is here by REGISTERED.


Signature of Registering Officer
Sub. Registrar
Distt. Sirmour (H.P.)

Attested to be a true copy

Sub. Registrar Nahan
Distt. Sirmour (H.P.)

Pre Registration Docket

Date :- 03-08-2022 12:06 pm

Appointment :- 03-Aug-2022 Time:- 12:0

Office Name :- Nahan
Token No:- 20220000086247

Article	23 - Conveyance/Sale deed
Deed Sub-title	In favour of Government and any other PSU etc. (where duty and fee payable by Govt).
Document Registration Date	03-Jul-2022
No. of Deed Pages	8
No. of Annexure Pages	44
Total Charges Payable	₹50/-

1	Pasting fee	
Total		10
		10
1	Stamp Duty	
2	Registration Fee	17,54,190
3	Service Charges	5,84,730
4	Web camera charges	350
Total		50
		23,39,320

Sr.No.	Exemption Detail	Amount
In favor of Government		
1	Stamp Duty	1754190
2	Registration Fee	584730
3	Service Charges	300
4	Web camera charges	50
5	Pasting fee	10

Property Id: 1

Village Name	Matar - 006901, Nahan, Sirmaur
Area	Land area : 6744.00 Square Meters, Area of Constructed Property : 558.95 Square Meters, Constructed Property Market Value : 11526645.00 . Other Roads, ;
Other Description of the Property	Khasara Number - 96/1.
Market Value	₹12403500/-
Consideration Amount	₹29236439/-

Attested to be a true copy

Sub. Registrar Nahan
Distt. Sirmaur (H.P.)

Mr.Name:Yashpal **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Sohan Singh **PAN:**BKSPY2528Q **Gender:**Male

Mr.Name:Tejpal **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Ram Chander **PAN:**CGSPT9337B **Gender:**Male

Mr.Name:Sanju Ram **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Meenu Ram **PAN:**LWHPK7523C **Gender:**Male

Mr.Name:Roop Singh **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Ram Chander **PAN:**LSGPS5663E **Gender:**Male

Mrs.Name:Promila Devi **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Ram Chander **Husband Name:** Bhupender singh **PAN:**HTRPD7639M **Gender:**Female

Mrs.Name:Omi Devi **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** No **Husband Name:** Sohan Singh son of Chattar Singh **PAN:**HTCPD9117B **Gender:**Female

Mrs.Name:Nirmala Devi **Address:**vuill Satiwala PO Shambhuwala Tehsil Nahan Distt Sirmaur HP **Father Name:** Ram Chander **Husband Name:** Ramesh Kumar **PAN:**GTTPD9735R **Gender:**Female

Mr.Name:Lal Singh **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Sohan Singh **PAN:**JFOPS2812L **Gender:**Male

Mr.Name:Kusam Devi **Address:**vill PO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Ram Chander **Husband Name:** Balak Ram **PAN:**HTBPD2734M **Gender:**Female

Mrs.Name:Kurmala **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Meenu Ram **Husband Name:** Ram Chander **PAN:**LVOPK2693H **Gender:**Female

Mr.Name:Kanshi Ram **Address:**VPO Mattar tehsil Nahan Distt Sirmaur HP **Father Name:** Ram Chander **PAN:**FTZPR4927Q **Gender:**Male

Mrs.Name:Kaki **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** No **Husband Name:** Ram Chander son of Puran **PAN:**HTBPD2736K **Gender:**Female

Mr.Name:Kaka Ram **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Meenu Ram **PAN:** **Gender:**Male

Mr.Name:Gurnam Singh **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Ram Chander **PAN:**DVHPG9809Q **Gender:**Male

Mrs.Name:Gur Devi **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Meenu Ram **Husband Name:** Prithvi Singh **PAN:**HTMPD4484H **Gender:**Female

Mr.Name:Dhanvir Singh **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Meenu Ram **PAN:**PLOPS0699H **Gender:**Male

Mr.Name:Deep Chand **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Sohan Singh **PAN:**BSNPC7950H **Gender:**Male

Mrs.Name:Choto Devi **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** No **Husband Name:** Chattar Singh son of Puran **PAN:** **Gender:**Female

Mr.Name:Chet Ram **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Meenu Ram **PAN:**FTZPR4923L **Gender:**Male

Mrs.Name:Billo Alias Bhuro **Address:**vill Agriwala Tehsil Nahan Distt Sirmaur HP **Father Name:** Ram Chander **Husband Name:** Chotu Ram **PAN:**GGRP9613K **Gender:**Female

Mr.Name:Babu Ram Through His GPA Kusum Lata **Address:**VPO Mattar Tehsil Nahan Distt Sirmaur HP **Father Name:** Meenu Ram **PAN:**AKRPR8682C **Gender:**Male

Seller

Attested to be a true copy

Sub. Registrar Nahan
Distt. Sirmour (P.P.)

Mr. Name: Jal Shakti Vibhag Himachal Pradesh Through S E Circle Nahan Distt Sirmour
 HP Address: Jal Shakti Vibhag Circle Nahan Distt Sirmour HP Father Name: No
 PAN: Gender: Other

Witness Information
 Name: Mr.-Vishal Sharma Address: Vpo Mattar Tehsil Nahan District Sirmour HP --Father/Husband Name: Vinod Sharma Gender: Male Aadhaar Card-*****3048
 Name: Mr.-Kuldeep Koyal Address: VPO Mattar Tehsil Nahan District Sirmour HP --Father/Husband Name: Babu Ran Gender: Male Aadhaar Card-*****0592

Identifier Details
 Name: Mr.-Ronki Ram Sharma Address: Vill Neharla PO Shambhuwala Tehsil Nahan District Sirmour HP --Father/Husband Name: Hari Chand Sharma Gender: Male Aadhaar Card-*****2221

Declaration/Verification

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

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

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

[Signature]
 ANSARI
 DOCUMENT WRITER
 2015

Executant(s) *[Signature]* Assistant Engineer Jal Shakti Sub Division Nahan, Distt. Sirmour (H.P.) Document Writer/Advocate

[Signatures and Fingerprints]
 लालाजी
 अनि देव
 धर्मि वर
 तेजपाल
 सली वरुणा 2
 कुसुम लता कुरमना
 प्रमिला देवी
 अक्षी देवी
 गुरुनाम
 निर्मला देवी
 कुरुम देवी
 कुरुम देवी

Attested to be a true copy
 Sub. Registrar Nahan
 Distt. Sirmour (H.P.)

1 Mahabir S/o R.R. Chahal
 Mahabir S/o R.R. Chahal

Mc
 23/8/22

"SPECIAL SALE/CONVEYANCE DEED"

Sale consideration : Rs. 2,92,36,439/-
 Average Value of land : Rs. 8,29,512/-
 Value of Structure & Trees : Rs. 1,16,36,439/-
 Total : Rs. 1,24,65,951/-
 Stamp Duty : Exempted
 Total pages/kitas : 5
 Area under sale : 08-00-00 bighas

This Deed of Sale is executed and made at Nahana, Distt. Sirmour, H.P., on this 03rd day of August 2022 by: -

1. Shri Deep Chand S/o Shri Sohan Singh S/o Shri Chattar Singh
2. Shri Lal Singh S/o Shri Sohan Singh S/o Shri Chattar Singh
3. Shri Yashpal S/o Shri Sohan Singh S/o Shri Chattar Singh
4. Smt. Omi Devi W/o late Shri Sohan Singh S/o Shri Chattar Singh
5. Smt. Choto Devi Mother of Shri Sohan Singh S/o Chattar Singh
6. Shri Chet Ram S/o Shri Meenu Ram S/o Shri Puran
7. Shri Dhanvir S/o Shri Meenu Ram S/o Shri Puran
8. Shri Babu Ram S/o Shri Meenu Ram S/o Shri Puran, through his GPA Smt. Kusum Lata W/o Shri Babu Ram S/o Meenu Ram
9. Shri Sanju Ram S/o Shri Meenu Ram S/o Shri Puran
10. Smt. Gur Devi D/o Shri Meenu Ram S/o Shri Puran
11. Smt. Kurmala D/o Shri Meenu Ram S/o Shri Puran
12. Shri Kaka Ram S/o Shri Meenu Ram S/o Shri Puran
13. Shri Kanshi Ram S/o Shri Ram Chander S/o Shri Puran
14. Shri Roop Singh S/o Shri Ram Chander S/o Shri Puran
15. Shri Gurnam Singh S/o Shri Ram Chander S/o Shri Puran
16. Shri Tej Pal S/o Shri Ram Chander S/o Shri Puran
17. Smt. Billo D/o Shri Ram Chander S/o Shri Puran
18. Smt. Kusam Devi D/o Shri Ram Chander S/o Shri Puran
19. Smt. Promila Devi D/o Shri Ram Chander S/o Shri Puran
20. Smt. Nirmala Devi D/o Shri Ram Chander S/o Shri Puran
21. Smt. Kaki W/o late Shri Ram Chander S/o Shri Puran

गैलपाल
 चोतो देवी
 यशपाल
 चोतो
 ओमि देवी
 कुरुमल
 कुसुमलता
 कंसि राम
 कुरुमला देवी

937
 Sub Registrar Nahana
 3181 22

रूप सिंह
 गुरुनम
 विमला देवी

Smt Billo

All residents of VPO Mattar Tehsil Nahana Distt Sirmour HP. (hereinafter referred to as the Vendors) which expression shall mean and include their legal heirs, legal representative, executors, successors and assignees etc.

प्रमिला देवी कुरुमला देवी

Assistant Engineer
 Jal Shakti Sub Division
 Nahana, Distt. Sirmour (H.P.)

Contd....2...

Smt Kaku

Attested to be a true copy
 Sub. Registrar Nahana

IN FAVOUR OF

Jal Shakti Deptt. Govt. of H.P., through Superintending Engineer, Jal Shakti Circle, Distt Sirmour at Nahan, HP., (hereinafter referred to as the Vendee), which expression shall also mean and include its successors, legal representatives, executors and administrators etc.

Whereas the Vendors above named are the co-owners in possession of the land comprised of Khata/Khatauni No. 13/16, Khasra No. 96, kita 1, measuring 20-15-00 bighas, as is situated at revenue Mohal Mattar, Hadbast No. 147, Tehsil Nahan, District Sirmour, H.P., as per extract of Jamabandi for the year 2016-17, which is attached herewith. Since the above said land of the Vendors is free from all encumbrances, charges, liens, demands etc. and as such they are having all rights & absolute authority to dispose of the same or any part thereof to any one of their choice. The aforesaid land of the Vendors is also having constructed portion and trees on spot.

And whereas since the Government of Himachal Pradesh has to purchase some land in the name of Vendee on 'out-right' purchase basis for the purpose of construction of a Dam in the said area i.e. Adi Badri Dam, by the Adi Badri Heritage Development Board, therefore, for the purpose of purchase of total 08-00-00 bigha land, the Vendee has assessed the value of land alongwith constructed portion as well as trees standing on some part of the said land, as per the share of the vendors to be transferred in favour of the Vendee as per list attached, which is acceptable to the Vendors and according to which the sale price will be paid to them through RTGS and therefore both the parties have become ready to execute the present sale deed under special circumstances for sale and purchase of 08-00-00 bighas land for a total sale consideration of Rs. 2,92,36,439/- (Rupees Two Crore Ninety Two Lacs thirty Six Thousand Four Hundred and Thirty Nine) remaining to Deed No. 957

NOW THIS DEED OF SALE WITNESSTH AS UNDER:-

That the Vendors aforesaid do hereby sell, transfer, convey and assign their entire share land, building & trees i.e. Khasra No. 96/1, total land measuring 08-00-00 bigha (Schedule-I attached) out of total land comprised of Khata/Khatauni No. 13/16, Khasra No. 96, kita 1, measuring 20-15-00 bighas, situated at revenue Mohal Mattar, Hadbast No. 147, Tehsil Nahan,

Sub Registrar Nahan

Assistant Engineer
Jal Shakti Sub Division
Nahan, Distt. Sirmour (H.P.)

Attested to be a true copy

Sub. Registrar Nahan
Distt. Sirmour (H.P.)

शिवसिंह

तेजपाल

गुरनाम

एन विनय

जैराम

डे

लालसिंह

यशपाल

अनिल

अनिल

रजनीश

अशोक

हर

सुरेश

राम

राम

शिव

सिलो

प्रमिला देवी कुमारी

निर्मला देवी

...3...

Distt. Sirmaur, H.P., for a total sale consideration of Rs. 2,92,36,439/- (Rupees Two Crore Ninety Two Lacs thirty Six Thousand Four Hundred and Thirty Nine) to the Vendee with all rights, title and interests; absolutely and forever through this sale deed, as per the schedule-I attached with this deed.

गुडलाहा
विजयपाल

रूपसिंह

एन विजय
विजयपाल







मालवी
सुधीर




सुनील कुमार
कुशमलका



चौधरी (N)





2. That the Vendors have already received their share amount of sale consideration from the Vendee through RTGS as entered in the Schedule-I attached and as such the entire sale consideration amount of the sold property has been paid by the Vendee and as such no balance is left between them, therefore the Vendors; after admitting and acknowledging the full and final sale consideration amount of the above sold land, building & trees from the Vendee; have delivered the actual and physical possession of the same to the Vendee on the spot with all rights whatsoever connected with the said property or whatsoever rights were being enjoyed by the Vendors before the present sale.

3. That the Vendor shall have no right, title or interest in the aforesaid sold landed property from today in any manner whatsoever and the Vendee shall be exclusive owner in possession of the same and as such now the Vendee is also at liberty to use and utilize the said purchased land, building & trees for the purpose aforesaid.

4. That the Vendor undertakes to get the mutation of the aforesaid sold property entered and attested/mutated in the name of the Vendee in the revenue records by making statement before the concerned revenue Officer or by executing an affidavit/S.P.A. in this regard and in case of their failure, the Vendee shall have every right to get the mutation/mutated in his name on the basis of this sale deed.

Pertaining to Deed No. 937

Sub Registrar Nahan

Assistant Engineer
Shakti Sub Division
Nahan, Distt. Sirmour (H.P.)

Attested to be a true copy

Sub. Registrar Nahan
Distt. Sirmour (H.P.)

प्रमिलादेवी कुसमदेवी

Contd...4...

विजयपाल


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5. That the Vendor further undertakes to indemnify the Vendee with all claims and damages besides returning of actual received sale consideration amount in double, in case any kind of defect in the title to the aforesaid sold property is found at any later stage.

6. That the Vendee has borne all types of expenses incurred for the execution and registration of this sale deed which also includes the expenses of typing and advocate fee etc. and in future also, the Vendee shall be liable for any deficit or lesser stamp duty or registration fee if any found by the Govt. including the audit party.

7. That if it is ever proved that the property sold is already encumbered, sold or matter of attachment etc. or if the whole or any portion of the said land is taken away or goes out of possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the losses so suffered by the Vendee and shall keep the Vendee indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the Vendee.

8. That all the taxes, cesses, dues, assessments etc. with regard to the above said landed property under sale for the period prior to registration of this sale deed shall be borne and payable by the Vendors. However, the liability of the Vendors for prior period dues will not cease even after the execution and registration of this sale deed.

Pertaining to Deed No. 937

Sub Registrar Nahan

at Nahan by

In witness whereof this deed of sale has been executed at Nahan by the parties in their full sense, voluntarily and in their good perfect health on the day, month and year first above written and they have signed their respective

Assistant Engineer
Nahan, Dist. Sirmour (H.P.)

Contd....5..

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निर्मला देवी

Sub Registrar Nahan
Dist. Sirmour (H.P.)

...5...

hands on this deed in token of its acceptance and correctness after having understood the contents of this deed well which have been read over and explained to them in vernacular.

WITNESSES KULDEEP

- 1. Kuldeep Kartikey
S/O. Dattu Ram
Rt. VPO Mattar
Teh Naha
Distt. Sirmour HP
Vishal
- 2. Vishal Sharma
S/O. Vinod Sharma
Rt. VPO Mattar
Teh Naha
Distt. Sirmour HP

VENDORS

- 1. Deep Chand
- 2. Lal Singh
- 3. Yashpal
- 4. Smt. Omi Devi
- 5. Smt. Choto Devi
- 6. Chet Ram
- 7. Dhanvir
- 8. Babu Ram through GPA
Smt. Kusum Lata
- 9. Sanju Ram
- 10. Smt. Gur Devi
- 11. Smt. Kurmala
- 12. Kaka Ram
- 13. Kansai Ram
- 14. Roop Singh
- 15. Gurnam Singh
- 16. Tej pal
- 17. Smt. Billo
- 18. Smt. Kusam Devi
- 19. Smt. Promila Devi
- 20. Smt. Nirmala Devi
- 21. Smt. Kaki

Identified by me
D. R. Sharma
Assistant
Sub Registrar
Nahan, Distt. Sirmour, HP

937
Pertaining to Deed No.
Sub Registrar Nahan

VENDEE
Assistant Engineer
Jal Shakti Sub Division
Nahan, Distt. Sirmour (H.P.)

Document written by
Sub Registrar
No. 108
Date 3/8/22

Attested to be true copy
Sub Registrar Nahan

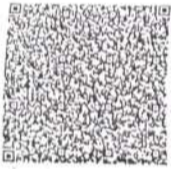
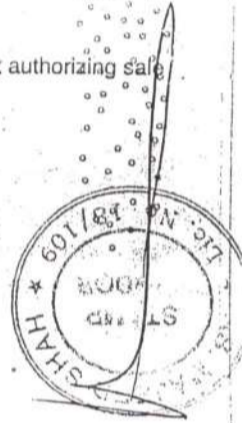


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jammu and Kashmir
e-Stamp



Certificate No.	: IN-JK72023387173870U
Certificate Issued Date	: 15-Jul-2022 01:55 PM
Account Reference	: NEWIMPACC (SV)/ jk12501304/ KUPWARA/ JK-KW
Unique Doc. Reference	: SUBIN-JKJK1250130438826544547617U
Purchased by	: KUSUM LATA WIFE OF BABU RAM
Description of Document	: Article 42(a),(b)&(c) Power of Attorney without authorizing sale
Property Description	: GENERAL POWER OF ATTORNEY
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BABAU RAM SON OF SHRI MEENU RM
Second Party	: KUSUM LATA WIFE OF BABU RAM
Stamp Duty Paid By	: KUSUM LATA WIFE OF BABU RAM
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----

937

Particulars
Pertaining to Deed No.....

Sub. Registrar
28/8/22

KC 0030994868

VOID

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.



Attested to be a true copy

Sub. Registrar Nahan
Distt. Sirmour (H.P.)

GENERAL POWER OF ATTORNEY

I, Babu Ram S/o Shri. Meenu R M Sbrl Fliran resident of VFO Jllattar, Tehsil Nahan, Distt. Sirmaur HP, I am in possession of the land in khata/khalaam No.13/16, khasra measuring 20-15-D;I b\ghas, situated at Mohal Mattar, Hadbast N 7, Teh.Nahan and since I am serving in c.R.P.F. and posted at Alara (J&K) therefore I cannot be able to look after maintam or manage my share land personally so through this deed of a.P.A., I, the named executant do here by constitute, nominate and appoint Smt. Kusum Lata (Adhar No.3662-0061-6311) shr I Bubu Ram R/o VFO Mattar, Tehsil Nahan, Distt. Sirmaur HP, as true and lawful attorney for me, in my name and on my behalf to do, per and execute the following acts, deeds and things pertaining to my entire khata No.13 of Mohal Mattar, Teh. Nahan, that is to say:-

1. To use, utilize, look after, maintain, manage or deal with my above share property or any part of the same in any manner whatsoever in all the offices, courts, Deptt., corporation, institution, authority, Board, Panchayat, autonomous bodies etc. and to represent me there for any purpose.
2. To make any statement, lead any evidence, deposit or withdraw any money or documents in and from any court, bank or office and issue proper receipt thereof and/or to execute and sign any document on my behalf.
3. To appear and act before any court of law i.e. civil, criminal, revenue or appellate and file or defend any type of case or proceedings in regard to my aforementioned land.
4. To engage the services of any lawyer, advocate, pleader or any other legal practitioner & sign Vakalatnama/power of attorney for the said purpose; and also to serve any notice etc. upon any person or persons, firm or firms, Govt. deptt. etc. as the case may be, or to appear and act before the Patwari concerned and to get prepared the revenue papers including tatima of any part of my share land for the purpose of sale or the protection and betterment of my above said land and property and to get approved the sub-division of any part of my aforesaid share land in any manner from M.C. or T. P. as the case may be and to complete all codal formalities thereof.
5. To execute the sale deed in respect of my aforesaid said land or any portion thereof or to exchange, surrender, lease or otherwise dispose of any portion of the aforesaid land and/or to create mortgage or charge and to realize or obtain benefits thereof in such a manner as my said power of attorney may think proper.
6. To sign, submit, verify and file any type of documents, papers, pleadings, application, affidavit, bond, undertaking, declaration, notice, reply, petition, rejoinder, replication, appeal, execution petition, review petition, revision, deed, etc. for and on my behalf pertaining to my aforesaid share landed property or any part thereof and also to compromise any matter or to settle any dispute with any person, party, firm or agency as well as Govt. or to seek & receive compensation or any other amount from the Govt. through P.W.D. or any other deptt. if any part of my share land comes under the road or the same is acquired by the Govt. through any deptt. and to file acquisition proceedings.

937
Pertaining to Deed No..... Attested to by a

Sub. Registrar Nahan
Distt. Sirmour (H.P.)

7. To appear and act before any Govt. office, and to obtain any permission, N.O.C., approval, extension or sanction if any required for the protection, battement or transfer of my share land or any part thereof and also to appear and act before the concerned Patwari or Revenue officer, for getting prepared a fresh tatima of my land or properties mentioned above and to sell the specific portion thereof to any one in any manner whatsoever.

8. To appear and act before any bank/Financial Institution for obtaining any type of loan/financial assistance and to mortgage any part of my property or land as mentioned above with any person or bank or financial institution for securing any type of loan or financial assistance and execute necessary mortgage deed for and on my behalf and also to get registered the same with the office of Registrar or Sub-Registrar of the area and to use the said loan amount for his own use and benefits and to repay the loan installments time to time for and on my behalf.

9. To enter into any agreement of sale of my aforesaid share property or any part thereof and also to sign any agreement for sale of any part of my land in my name with any person, firm or agency and execute any deed of agreement of sale and get the same attested or registered from Notary or with the Registrar or Sub-Registrar of the area and sign the same for and on my behalf and also to receive or pay part or whole consideration thereof and issue or obtain any receipt of the same and to obtain any permission from the Govt. of Himachal Pradesh in favour of any person, if need be, for sale of any land in his favour and do all needful in this behalf.

10. To sell, mortgage, gift, release, lease or rent out any part of the property to any person, firm or agency and to execute necessary transfer deed for the same and get the same registered with the office of Registrar/Sub Registrar of the area and also to deposit registration fee, obtain receipt thereof and also to deliver or obtain the physical possession of the transferred land in the name of beneficiary on the spot and also to get entered /incorporated and attested the mutation in my name or in the name of beneficiary in the revenue records on the basis of transfer deed.

11. To compromise or withdraw any case or cases, to confess and refer cases to arbitration and to file or receive back documents, to deposit and withdraw any money and to grant receipts therefor and to file suit for rent and ejectment of tenants and other kinds of suits and to apply to courts and officers for copies of documents and papers and to apply for the inspection of record and to inspect judicial records, to nominate and to give consent to the appointment of a special power of attorney and also to demarcate the said land or to get my share partitioned/separated from the joint land and to do all needful in this behalf by filing necessary application and by adopting proper procedure laid down in this behalf.

12. To accept service of summons, notices issued by any court or officer against me and to execute and sign all such deeds as shall be required or may be deemed proper for or in relation to all or any of the matters or purposes aforesaid.

Pertaining to Deed No. 937

Sub Registrar Nahan

Attested to be a true copy

Sub. Registrar Nahan
Distt. Simour (H.P.)

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No. SRJ
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Subject:

Sir,

no. JSV-B(M)/1-1

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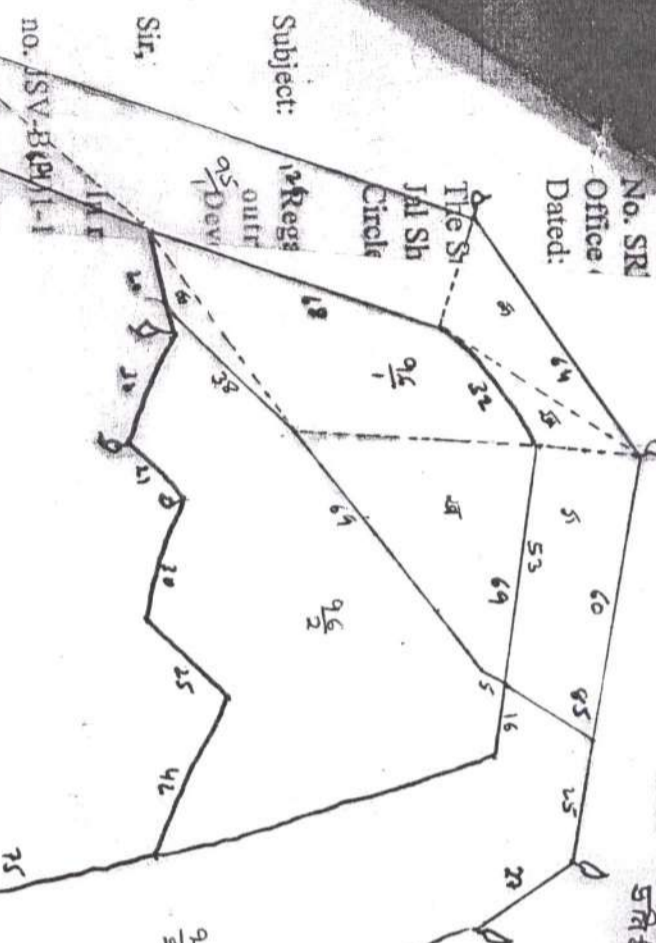
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११११	(ख)	$\frac{1}{2} \times 64 \times 18 = 576$	
११११	(ग)	$\frac{1}{2} \times 52 \times 10 = 260$	
११११	(घ)	$\frac{1}{2} \times 63 \times (16+20) = 1206$	
११११	(ङ)	$\frac{1}{2} \times 65 \times 20 = 650$	
११११	(च)	$\frac{1}{2} \times 95 \times 2 = 95$	
११११	(ज)	$\frac{1}{2} \times 95 \times (14+20) = 1615$	११-१६ नं. ११११
११११	(झ)	$\frac{1}{2} \times 52 \times 5 = 130$	११-१६ नं. ११११
११११	(ञ)	$\frac{1}{2} \times 73 \times (39+2) = 1460$	११-१६ नं. ११११
११११	(ट)	$\frac{1}{2} \times 96 \times 2 = 96$	११-१६ नं. ११११
११११	(ठ)	$\frac{1}{2} \times 96 \times 2 = 96$	११-१६ नं. ११११

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Sub-Registrar Nahan
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No. SRM/ DRA (Adi Badri)/2022- 1008
Office of Deputy Commissioner District Sirmaur at Nahan.
Dated: Nahan 30/05/2022

The Superintending Engineer,
Jal Shakti Vibhag,
Circle Sirmaur at Nahan.

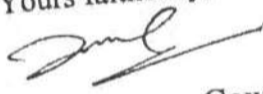
Subject: **Regarding execution of sale deeds in R/o land to be purchased on outright purchase basis for Adi Badri Dam by the Adi Badri Heritage Development Board.**

Sir,

In reference to the Govt. of Himachal Pradesh Dept. of Jal Shakti letter no. JSV-B(H)1-1/2022 Sirmaur Dated 30/03/2022 copy of which is endorsed to your office, has directed to execute the sale deeds in respect of the land to be purchased from the land owners of the Revenue Estate Matar under Tehsil Nahan, District Sirmaur, H.P. along with buildings and trees in favour of the Jal Shakti Dept., Govt. of Himachal Pradesh.

You are, therefore, requested to ensure execution of sale deeds before the Sub-Registrar, Tehsil Nahan after completion of all codal formalities. The payments to the land owners on behalf of the Govt. shall be made through RTGS by the District Revenue Officer, Sirmaur as per the rates and amounts approved and received from the Govt.

Yours faithfully,


(Ram Kumar Gautam) IAS
Deputy Commissioner,
District Sirmaur at Nahan.
Dated 30/05/2022

Endst. No. As above 1008

Copy forwarded to: -

1. The Secretary (Jal Shakti) to the Govt. of Himachal Pradesh for information please.
2. The Tehsildar, Tehsil Nahan for necessary action and providing all revenue papers for execution of sale deeds.

Attested to be a true copy

Sub. Registrar Nahan
Distt. Sirmour (H.P.)

Deputy Commissioner,
District Sirmaur at Nahan.

Pertaining to Deed No. 937

Sub Registrar Nahan
37/8/22

No.JSV-B(11)-1/2022-Sirmaur
Government of Himachal Pradesh
Department of Jal Shakti,

DC/ADC/ADM/ACT
Branch.....
D.No. 378858
Date 18/4/22 11/4/22

From

To

The Secretary (Jal Shakti) to the
Government of Himachal Pradesh.

✓ The Deputy Commissioner.
Sirmaur at Nahar, H.P.

Dated: Shimla-171002, the 30-03-2022

Subject: - Regarding execution of Sale Deeds in R/o Land to be purchased
on outright purchase basis for Adi Badri Dam by the Adi Badri
Heritage Development Board.

Sir,

I am directed to refer to your letter No.SRM-DRA(Adi
Badri)/2022-576 dated 22-03-2022 on the subject cited above and to say that the Adi
Badri Dam is proposed to be constructed within the territory of Himachal Pradesh.
HPPCL has been identified as executing agency for this dam. Keeping in view this
fact, it has been decided that Jal Shakti Vibhag Himachal shall be the buyer in sale
deeds to be executed in respect of Adi Badri Dam.

You are, therefore, requested to take necessary action in the
matter accordingly.

Yours faithfully.

Raksha
(Raksha Sharma)

Under Secretary (Jal Shakti) to the
Government of Himachal Pradesh

30-03-2022

RA
DKP
13/04/22

Indst. No. As above Dated. Shimla-171002, the
Copy forwarded to:-

1. The Additional Chief Secretary (Irrigation and Water Resources) to the
Government of Haryana, Chandigarh-160001 for information.
2. Superintending Engineer, (Jal Shakti Vibhag) Circle Sirmaur at Nahar for
information.

2548
18/4/22

Under Secretary (Jal Shakti) to the
Government of Himachal Pradesh.

Pertaining to Deed No. 927

Attested to be a true copy

Sub. Registrar Nahar
Distt. Sirmaur (H.P.)

List of Beneficiaries of Aadi Badri Dam												
Sr. No.	Name & Parentage	Address	Share of Land	Share in Land		Negotiation Value of Land	Share in Tree		Share in house building		Total (5+9)	Total Proposed rate (7+9+11)
				Area (in Bigha-Bishwa-Bishwans i)	Value as per circle rate 2021-22 (Rs.)		No.	Value (Rs.)	Area (in Bigha-Bishwa-Bishwans i)	Value (Rs.)		
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Deep Chand S/o Sohan Singh	Vill. Mattar, Tehsil Nahan	9720/83160	00-18-14	96949.21	2057000	0	0	00-03-09	2802307	2899256	4859307
2	Lal Singh S/o Sohan Singh	Vill. Mattar, Tehsil Nahan	6876/83160	00-13-05	68693.97	1457500	0	0	00-00-15	609138	677832	2066638
3	Yashpal S/o Sohan Singh	Vill. Mattar, Tehsil Nahan	7920/83160	00-15-05	79062.86	1677500	23	41467	00-02-05	1842231	1962761	3561198
4	Smt. Omi Devi Wd/o Sohan Singh	Vill. Mattar, Tehsil Nahan	1980/83160	00-03-16	19700.91	418000	0	0	0	0	19701	418000
5	Smt. Choto Devi Wd/o Chatter Singh	Vill. Mattar, Tehsil Nahan	1980/83160	00-03-16	19700.91	418000	0	0	0	0	19701	418000
6	Chet Ram S/o Meenu Ram	Vill. Mattar, Tehsil Nahan	3960/83160	00-07-13	39661.04	841500	18	21014	00-00-18	747475	808150	1609989
7	Dhanvir S/o Meenu Ram	Vill. Mattar, Tehsil Nahan	3960/83160	00-07-13	39661.04	841500	32	18279	00-02-03	1732370	1790310	2592149
8	Babu Ram S/o Meenu Ram	Vill. Mattar, Tehsil Nahan	3960/83160	00-07-12	39401.82	836000	26	21687	00-02-18	2848065	61089	3705752

Smt Omi Devi
Smt Choto Devi
Kaka Ram
Smt Gurdar
Smt Ballo Devi

15/7/22
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मादेवी
मिल देवी

रजपाल कुरमाली
जयपाल कुरमाली
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Sub Registrar Nahan
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श्याम सुन्दर कुरमाली
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<https://himbhoomilink.nic.in>
For Validity Refer : Notific. No:Rev-C(FY)10-1/2009 Dated 14.06.10

Attested to be a true copy
Sub. Registrar Nahan
Dist. Sirmour (H.P.)

9	Sanju Ram S/o Meenu Ram	Vill. Mattar, Tehsil Nahan	3960/83160	00-07-12	39401.82	836000	12	7337/00-01-03	945069	991808	1788406	3152940099	CBIN0283106	7876448742
10	Smt. Gur Devi D/o Meenu Ram	Vill. Mattar, Tehsil Nahan	3960/83160	00-07-12	39401.82	836000	0	0	0	39402	836000	11518981143	SBIN0006784	9736412377
11	Smt. Kurmala D/o Meenu Ram	Vill. Mattar, Tehsil Nahan	3960/83160	00-07-12	39401.82	836000	0	0	0	39402	836000	3491902097	CBIN0283106	9015364121
12	Kaka Ram S/o Meenu Ram	Vill. Mattar, Tehsil Nahan	3204/83160	00-06-04	32143.6	682000	0	0	0	32144	682000	5225188887	CBIN0283106	8091705609
13	Kanshi Ram S/o Ram Chand	Vill. Mattar, Tehsil Nahan	3080/83160	00-05-19	30847.48	654500	0	0	0	30847	654500	3300905463	CBIN0283106	8894474665
14	Roop Singh S/o Ram Chand	Vill. Mattar, Tehsil Nahan	3080/83160	00-05-19	30847.48	654500	0	0	0	30847	654500	3090886759	CBIN0283106	7.6511E+10
15	Gurnam Singh S/o Ram Chand	Vill. Mattar, Tehsil Nahan	3080/83160	00-05-19	30847.48	654500	0	0	0	30847	654500	3190693662	CBIN0283106	8580783732
16	Tejpal S/o Ram Chander	Vill. Mattar, Tehsil Nahan	3080/85160	00-05-19	30847.48	654500	0	0	0	30847	654500	3462689082	CBIN0283106	8580783732
17	Smt. Billo D/o Ram Chander	Vill. Mattar, Tehsil Nahan	3080/83160	00-05-18	30588.25	649000	0	0	0	30588	649000	3599334756	CBIN0283106	9418835464
18	Smt. Kusam Devi D/o Ram Chander	Vill. Mattar, Tehsil Nahan	3080/83160	00-05-18	30588.25	649000	0	0	0	2878653	649000	3599334756	CBIN0283106	9418835464

Smt. Choto
Dahi



Bello

Handwritten notes and signatures on the right side of the page, including names like 'Smt. Choto Dahi', 'Ram Chand', and 'Tejpal S/o Ram Chander'.

Official stamps and signatures on the right side of the page, including the stamp of the Assistant Engineer, Jal Shakti Sub Division, Nahan, Distt. Sirmour (H.P.).