



मेघालय MEGHALAYA

097346

SALE DEED

THIS DEED OF SALE is executed today on this the 21st day of February, 2018 between

Shri. Sainen Nongrum, son of (Late) B. Wahlang, resident of New Nongstoin, West Khasi Hills District, Meghalaya, hereinafter referred to as the "Seller", which expression shall unless repugnant to the context or meaning thereof, include his legal heirs, successors, executors and assignee of the **ONE PART.**

-AND-

M/s Green Valliey Industries Limited having its registered office at village Nongsning, PO Chiehruphi, PS Khliehriat, District - East Jaintia Hills, Meghalaya-793200, represented by its Director - Smt. Kyrmenlang Wahlang, wife of (Late) L.N. Pdang, hereinafter referred to as the "Buyer", which expression shall unless repugnant to the context or meaning thereof, include his legal heirs, successors, executors and assignee of the **OTHER PART.**

WHEREAS - the Buyer has set up a cement plant in village Nongsning, P.O. - Chiehruphi, P.S. - Khliehriat, East Jaintia Hills District, for which a captive limestone mine is to be acquired by the Buyer. The Buyer has acquired Lime Stone Mines Area which fall under Deemed Forest.

AND WHEREAS - the Buyer has submitted an application to the Government of Meghalaya for issuance of grant of mining license over an area of total 15.6 hectares and also submitted a proposal for getting forest clearance for Approach Road. The application is under consideration by the appropriate authority.

AND WHEREAS - as precondition to the grant of mining license of any area which is under forest, it is mandatory for the Buyer to offer to the Government of Meghalaya, Forest Department, land to that extent (*being Land Required as per MOEF in principal approval, the area of land over which mining license is to be granted or Forest Clearance is to be given by the Government of Meghalaya*) for the purpose of being utilized exclusively for afforestation.

AND WHEREAS - to comply with and fulfil this precondition, the Buyer decided to acquire land admeasuring 31.14 hectares as required.

AND WHEREAS - the Seller is the absolute owner of a plot of land at Nongumiang village in West Khasi Hills District, which was recognized and duly registered by the office of the Syiem of Nongstoin vide Regn. No. XIX, Book No: 21/RN Page No:63 - 65 dated 24/10/2007 measuring about 250 Hectares more or less, hereinafter referred to as the land.

AND WHEREAS - being the absolute and lawful owner to the land measuring 250 Ha, the Seller viz. Mr. Sailen Nongrum, has offered to sell a portion of the plot of land measuring about 31.14 Ha. (from the total area of 250 Ha.) to the Buyer viz. Green Valliey Industries Limited at a total consideration of Rs. 93,60,000/- (Rupees Ninety-Three Lakhs Sixty Thousand) only.

AND WHEREAS - the Buyer has inspected the land measuring about 31.14 Ha. of the Seller which is located just adjacent to the existing Reserve Forest at Nongumiang Village and being satisfied of the suitability of the land (measuring 31.14 Ha.) for its purpose has agreed to purchase the said plot of land measuring 31.14 Ha. for a total consideration of Rs. 93,60,000/- (Rupees Ninety-Three Lakhs Sixty Thousand) only.

Buyer

S. Wahlang

AND WHEREAS - the land measuring about 31.14 Ha. was surveyed by D.F.O Mr. Lyngshing, Khasi Hills Division, Forest Department, Government of Meghalaya and he was satisfied with the location and detail of the land and that the Forest Department has agreed to accept the land measuring 31.14 Ha. as compensatory land in lieu of, the mining area procured by Green Valliey Industries Limited.

AND WHEREAS - the land was surveyed by Shri. F. Blah, Surveyor, Revenue Department, Nongstoin, West Khasi Hills District, and the portion of the land measuring 31.14 hectares for compensatory Afforestation under the Forest Conservation Act, 1980, has been marked out and the surveyed map has been verified by the buyer and the seller.

AND WHEREAS - the Buyer has requested and proposed to the Seller to sell, transfer, convey, assure and assign unto the Buyer the land measuring an area of 31.14 hectares, which the Seller has agreed to do upon the Buyer paying the balance consideration of Rs. 43,60,000/- (Rupees Forty-three lakhs and Sixty Thousand only) after adjusting the advance of Rs.50,00,000/- (Rupees Fifty Lakhs only) already paid by the Buyer in pursuance to the full and final payment sealing the instant Sale.

THIS INDENTURE WITNESSETH that

In consideration of Rs. 93,60,000/- (Rupees Ninety Three Lakhs and Sixty Thousand only) well and truly paid by the Buyer to the Seller, receipt whereof the Seller hereby as well as under the Memo of Consideration hereto below recorded and from the same and every part thereof, the Seller hereby admits and acknowledges and acquits the buyer, the Seller doth hereby sell, transfer, convey, assure and assign unto the Buyer absolutely and forever all that the piece and parcel of land admeasuring an area of 31.14 hectares, lying in and situated at Nongumiang Village in West Khasi Hills District, Meghalaya (more particularly elaborated and described in the Schedule hereunder).

The Seller declares that the Seller is the absolute owner of the land hereby sold and he has an unblemished title to the land hereby sold and has right, title and interest to sell, transfer, convey, assure and assign the land to the buyer i.e., Green Valliey Industries Limited.

The Seller irrevocably agrees and undertakes to indemnify and keep indemnified the Buyer, his successors and assigns against any loss or damage to be suffered

by the Buyer and/or its assignee on account of purchase of the said land measuring 31.14 Ha in the event the Seller abstains from/due any of the following acts of omission/negligence/dereliction etc. found wanting on the part of the Seller: -

1. That, there arises a defect/question vis-a-vis over the title of the said land measuring 31.14 Ha.
2. There arises any dispute arising from incorrectness or inaccuracy of the map of the said land provided by the Seller as approved by the department.
3. There emerges (after purchase of the land) any defect in documentation of the said land.
4. The land measuring 31.14 Ha. conveyed to the Buyer is not the land inspected by the Buyer, Forest Department, Government of Meghalaya, through the afore stated DFO and surveyed by the Surveyor, Land, Revenue and Survey Department and approved by the Buyer, Forest Department, Government of Meghalaya, through the aforestated DFO and surveyed by the Surveyor, Land, Revenue and Survey Department measuring 31.14 Ha. is a land totally different and not adjacent to the Forest land.

And if in any of the afore stated events and due to such reasons, the Buyer suffers and does not get the approval, the Seller will and shall compensate the Buyer or shall immediately provide similar suitable and acceptable land of the same extent to the appropriate Government Authority in lieu of or in place and stead of the land.

Further, if any additional certificates are required or modifications in the format of documentation in respect of the said plot of land admeasuring 31.14 Ha. as suggested by the department, during the process, the Seller shall act promptly within 15 working days to furnish with the same.

However, in event of any dispute of any other nature where the Seller is not responsible, the Seller shall not be liable for any losses incurred therein and shall not be liable to compensate the Buyer and / or provide any other land (save and except the purchased said plot of land measuring 31.14 Ha purchased by the Buyer from the Seller (the boundaries of which are more elaborately described in the schedule below).

In the event of any dispute and/or that the Forest Department, Government of Meghalaya or any other appropriate/competent authority does not approve the said property purchased by the Buyer from the Seller, for any reason/reasons other than those mentioned above in point nos. 1,2,3 & 4 , after the date of execution of this instant Deed and that the Buyer suffers and/or does not get the required approval, the Seller shall not be liable for any losses incurred therein and shall not be liable to compensate the Buyer and/or provide any other land save and except the said plot of land measuring 31.14 Ha. purchased by the Buyer from the Seller (the boundaries of which are more elaborately described in the Schedule below).

It is agreed mutually by and between the Seller and Buyer; that the Buyer shall hand over the land to the Forest Department as part of the commitment under the scheme of compensatory afforestation under the provision of the Forest Conservation Act, 1980 in lieu of the mining areas.

All supports related to documentation, representation and datas required by the Revenue and/or Forest department such as title documents, Syiem Certificate, Headman Certificate and maps, to complete the process will be supplied and / or assisted by the seller (within stipulated time) as and when required.

SCHEDULE

ALL THAT piece and parcel of a plot of land measuring 31.14 Ha. (out of the total area of 250 Ha.) more or less located and situated at Nongumiang Village, West Khasi Hills District, Meghalaya which is covered and recognized and duly registered before the Office of the Syiem of Nongstoin vide Regn no. XIX, Book No.: 21/ RN Page No: 63 – 65 dated 24/10/2007 and bounded and butted as per the boundaries specified

North :-	Land of Shri Sailen Nongrum	-	895.43 meters.
East :-	Land of Shri Sailen Nongrum.	-	565.75 meters.
South :-	Land of Shri Sailen Nongrum.	-	361.05 meters.
West :-	Reserve Forest.	-	722.80 meters.

Total Area – 31.14 Hectares more or less

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand and seal on the date, month and on the date, month year first above written.

SIGNED AND DELIVERED by

In the presence of

The within named Seller

1.



KORDOR STARWELL KHARJANA

Amjad Ali Road habon

Shillong E KH

Meghalaya

2.



Shri Sainen Nongrum

In the presence of:

SIGNED AND DELIVERED by

1.



Prabha Kumar Joo

Green Valley Ind Ltd

Village Nongshing

Dist East Jaintia Hills

Meghalaya

2.

Jogi Agarwal

(Jogi Agarwal)

Green Valley Ind Ltd

Village Nongshing

Dist. East Jaintia Hills

Meghalaya.



M/s Green Valley Industries Limited
Director

Identified by:
(Sangma.
(Advocate Shillong).

**OFFICE OF THE SYIEM OF NONGSTOIN
NONGSTOIN SYIEMSHIP**

No. NS- 5/L (13) 2017-18/.....232

Dated: Nongstoin, the 1st February, 2018

NO OBJECTION CERTIFICATE

The Syiem and his Durbar on receipt of the application from Shri Sailen Nongrum, praying for a No Objection Certificate to handover his plot of land measuring 31.20 Hecter which is known as 'Mawiong' situated at Nongumiang, Nongstoin Syiemship to the Green Valley Industries Ltd.

Certified that the Syiem and his Dorbar of Nongstoin Syiemship has No Objection to Shri Sailen Nongrum son of (L) B. Wahlang of New Nongstoin, Nongstoin Syiemship, to handover the plot of land known as 'Mawiong' situated at Nongumiang, Nongstoin Syiemship to the Green Valley Industries Ltd represented by Smti. Kyrmenlang Wahlang of Nongsning, East Jaintia Hills District, for compensatory afforestation to the Forest Deparment, Government of Meghalaya. Provided that the following terms and condition shall be strictly adhered to.

1. That the Company should abide by the Rules and Regulations, Notification and Resolutions, Orders and Instruction issued by the Syiem and his Durbar from time to time.
2. That the plot of land shall simply mean for compensatory afforestation and not for any business purposes.

Any violation of the aforesaid terms and conditions, the Syiem and his Durbar shall have the right and power to cancel or recall the NOC without assigning any reason thereof.



17/02/2018
Syiem of Nongstoin
Nongstoin Syiemship

Kyrmenlang Wahlang

DORBAR SHNONG NONGUMIANG
NONGSTOIN SYIEMSHIP

NO OBJECTION CERTIFICATE

Da kane la pynshisha ba ka Dorbar shnong Nongumiang, Nongstoin Syiemship, kam don kano kano ka jingujor pyrshah ia u Sailen Nongrum, khun jong u (L)B.Wahlang na ka shnong New Nongstoin, Nongstoin Syiemship, ba un aiti ia ka jaka jong u kaba 31.20 Hecter kaba kyrteng ka 'Mawiong' kaba don hapoh u pud synshar shnong Nongumiang, Nongstoin Syiemship, sha ka Green Valley Industries Ltd ba la mihkhmat da ka Kyrmenlang Wahlang na ka shnong Nongsning, East Jaintia Hills District, Meghalaya, na ka bynta ka Compensatory Afforestation sha ka Forest Department, ryngkat kine ki kyndon harum:-

1. Ba phin bud beit bad ryntieh ia ki rule ki ain jong ka Hima Nongstoin.
2. Ba phin pyndonkam beit tang na ka bynta ka Compensatory Afforestation sha ka Forest Department jong ka Sorkar Meghalaya.

Dated: Nongumiang
The: 27th January, 2018



Sordar *Rehao Sangma*
Shnong Nongumiang

Wahlang

GOVERNMENT OF MEGHALAYA
OFFICE OF THE DEPUTY COMMISSIONER WEST KHASI HILLS DISTRICT
NONGSTOIN.

NO.NDR/HR-15/2019/4

Dated Nongstoin, the 14th March, 2019

From Shri T.Lyngwa, IAS,
Deputy Commissioner,
West Khasi Hills District, Nongstoin.

To The Joint Secretary to the Govt. of Meghalaya,
Revenue & Disaster Management Department,
Shillong.

Sub:- Proposed transfer of land at Nongumiang village from Shri Sainen Nongrum to Green
Valliey Industries Lt. for compensatory Afforestation.

Ma'am

With reference to the subject cited above, I am to inform you that joint application in form-A part I&II for transfer of land on sale located at Nongumiang village, West Khasi Hills District from Shri Sainen Nongrum to Green Valliey Industries, Nongsning East Jaintia Hills was received by this Office on 04-02-2019. On receipt of the application, a notice in schedule A Form-D under Rule 6(1) of Meghalaya Transfer of Land (Regulation) Act, 1972 was accordingly issued in the localities inviting objection if any, on the proposal. No objection was filed from any quarter against the proposal. On expiry of the 30 days stipulated period allowed for objection, xerox copies of the application, no objection certificates from Sordar Nongumiang village, Syiem of Nongstoin, Khasi Hills Autonomous District Council, sketch map of the land proposed to be transferred, notice in form-D and other related papers are enclosed herewith for reference.

Therefore, as the land proposes to be transferred is to be handed over to the Government of Meghalaya, Forest Department for compensatory afforestation in lieu of lost forest land utilized by the above company, the proposed transfer of the aforesaid land is hereby recommended.

Yours faithfully



Deputy Commissioner
West Khasi Hills District,
Nongstoin

Dated Nongstoin, the 14th March, 2019.

Memo NO.NDR/HR-15/2019/4

Copy to:-

1. The Divisional Forest Officer(T), West Khasi Hills & South West Khasi Hills District, Nongstoin for information.
- ✓ 2. Green Valliey Industries Ltd. Nongsning-793200, East Jaintia Hills District, Meghalaya for information.
3. Shri Sainen Nongrum, New Nongstoin for information.



Deputy Commissioner
West Khasi Hills District