

8295  
 Birsanagar Moharda L. 4,50,000/- (Rs. 18000/-)  
 7298



45  
 25/9



कालिपद गौर  
 25/9/07



05AA 119397

श्री कालिपद गौर  
 मोहार्दा  
 Dub  
 25/9

भारत गैर न्यायिक  
 25/9/07

**" SALE DEED "**

Valued Rs.4,50,000/-

THIS SALE DEED is made on this the 25th day of  
sept. 2007, at Jamshedpur: B Y : SHRI KALIPADO GOUR  
son of Late Gutti Ram Gour by faith Hindu (Non ST)  
 by Nationality Indian, by occupation cultivation,  
 resident of Moharda, P.S. Birsanagar, Town, Jamshed-  
pur, District East singhbhum, hereinafter called  
 the VENDOR ( which expression shall .....

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 Fen land  
 AC 40020  
 N/A 36200  
 453744  
 25/9/07

5000Rs.



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unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part ;

IN FAVOUR OF

SHRI VISHNU KUMAR AGARWAL, son of Late Sagarmal Agarwal, by  
faith Hindu, by Nationality Indian, by occupation Business,  
resident of 48, Golmuri Market within P.S. and P.O. Golmuri,  
Town Jamshedpur, Dist. East singhbhum, hereinafter called  
the PURCHASER (which expression shall unless, excluded by or  
repugnant to the context, mean and include his heirs, successors,  
executors, administrators, legal representatives, .....



का नमो भगवते वासुदेवाय  
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nominees and assigns) of the Other Part ;

Witnesseth as follows :-

Whereas the lands mentioned under Khata No.120 in Mouza Hurlung, Thana No.1201, was recorded in the revisional survey settlement operation of the year 1964, in the names of Jogeshwar Gour and Markandey Gour both sons of Late Ganesh Gour (having one share), Kalipada Gour, Keshar Gour, Mathura Gour and Thakur Gour all sons of Late Gutti Ram Gour (having one share) of Birsanagar, Jamshedpur; and

Whereas in the remarks column of the aforesaid khatian, the Plot No.243 has been shown in the exclusive possession of Kalipada Gour, and in a family arrangement Kalipada Gour got land measuring two decimals and some other lands within the said khata; and

Whereas Vendor is in need of money for his personal emergent expenses as such he has sold land measuring twentyseven dec. in portion of Plot No.243, and land measuring two decimals in

Plot No. 248, under Khata No: 248. ( Total land



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measuring twentynine decimals) in Mouza Hurlung, Thana NO.1201 within P.S.Birsanagar, Town Jamshedpur, Dist. East singhbhum, more fully described in the schedule below, to the present purchaser, on total consideration of Rs.4,50,000/- (Rupees Four Lakhs Fifty thousand) only on the following terms and conditions as stated below :-

Now this sale Deed Witnesseth as follows :-

- 1) That in consideration of a sum of Rs.4,50,000/- (Rupees Four Lakhs Fifty thousand) only paid by the Purchaser to the Vendor the receipt of which sum the vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below land, the vendor has conveyed and transferred by .....

Handwritten notes in Devanagari script, including the date 28/10/18 and a signature.

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way of sale the schedule below, with all his rights, title, interest, possession, easements and appurtenances thereto in favour of the purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption, hindrance or disturbances from or by the present vendor or any other person or persons claiming under him.

2) That vendor has delivered the peaceful possession of the schedule below land to the purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.

3) That from today all rights, title and interest of the vendor over the schedule below land vested completely with the purchaser, who has become the lawful owner of the same and he is free to use and enjoy over the same, in any manner as the purchaser may deem fit and proper.

4) That the purchaser shall be entitled to obtain mutation of schedule below land in his own name in the records of the .....

8/18/96/2/201/10  
25/10/52

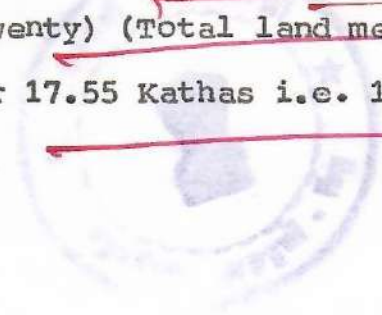
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Landlord through circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.

5) That the vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

schedule

All that Piece and Parcel of raiyati land measuring Twentyseven decimals in portion of plot No. 243 (Two hundred fortythree) and land measuring Two decimals in portion of plot No. 248 (Two hundred forty eight) (Don II) recorded under Khata No. 120 (One hundred twenty) (Total land measuring Twentynine decimals or 17.55 Kathas i.e. 158'ft. x 80'ft. Approx.) situated at



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Mouza Hurlung, Thana No.1201, within P.S.Birsanagar,  
Town Jamshedpur, District Sub-registry office at  
Jamshedpur, District East Singhbhum, which is bounded  
as follows :-

North :- Road

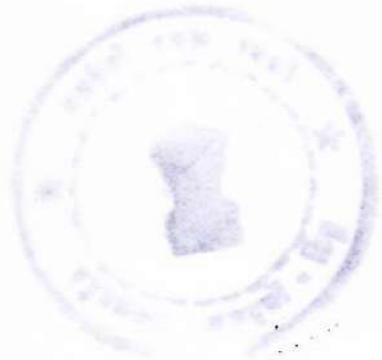
South :- Kalipado Gour

East :- Keshav Gour and Dushasan Gour

West :- Plot No.239

Annual rental of Rs.0.50 paise only payable to the  
Landlord through circle Officer at Jamshedpur.

Area transferred has been shown in red colour in the  
sketch map attached herewith which forms part of  
this sale deed.



Handwritten notes at the bottom left, including the number '501 P/125'.

25/9/2017  
25/9/2017

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In witnesses whereof the vendor has signed this sale deed today at Jamshedpur on the date aforementioned.

witnesses :-

- 1) 25/9/2017
- 2) 25/9/2017

Drafted, read over and explained the contents of this sale deed to the executant/vendor in Hindi who found and admitted the same to be true and correct.

Typed by

Md. Umar  
Md. Umar, Jsr. Court.

Advocate  
25/9/2017

Original and duplicate are same and exact copy of each other and this sale deed has 1000 words.

Advocate  
25/9/2017

25/9/2007  
B.N. Agarwal

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Name of the Purchaser

SHRI VI SHNU KUMAR AGARWAL



*B.N. Agarwal*  
Advocate

*Vishnu Agarwal*

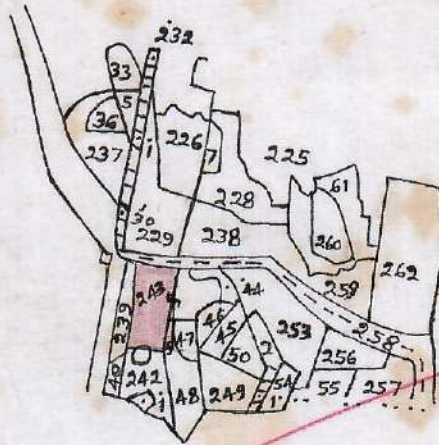
signature and finger prints of left  
hand of the purchaser

Certified that the finger Print of Left  
hand of each person whose photograph  
is affixed in this document have been  
obtained by me or before me

*B.N. Agarwal*  
Mr. B. N. Agarwal  
Advocate

25/9/2007

MOUZA - HURLUNG SHEET NO.1  
 REV. THANA GHATSHILA  
 THANA NO. 1201  
 DIST. SINGHBHUM  
 SCALE 16" = 1 MILE  
 YEAR 1960-61 A.D.



INDEX :-

<u>Khatano</u>	<u>Plotno</u>	<u>Area</u>
120	243	0.27 Acres
	248 } Part	0.02 "
Total 2		0.29 Acres
		or 17.55 Katta
Boundary		or 158' x 80'
North - Road		South - Kalipado Gour
East - Keshar Gour & Dushasan Gour		West - Plot no 239

25/9/57  
 25/9/57

