

का. अन्वय से निम्न

विशेष पत्रिका
नम्बर

Memo No. 5831/12 - 13
Issued to Ram chandra Agarwal
of Kendra Bara, P.S. Kendradik
Through
Non Stamped Stamps
of Rs. 4000/- (2500/- + 1500/-)

Accounting Clerk
Dist. Treasury, Dharwad

27/9/12 10:15

विशेष पत्रिका नम्बर 5831/12 - 13
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✓ Sudeep Kumar - Singh
27-09-2012





05AA 245964

Sudeep Kumar Singh
27/9/12

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WHEREAS the survey settlement Plot No.2329, measuring an area 3 Katha 6 Chhataks, appertaining to Khatian No.80, & Plot No.2333, measuring an area 1 Katha 10 Chhataks, appertaining to Khatian No.124, of Mouza Saraidhela, Mouza No.8, under police station Dhanbad, chowki, sadar sub registry office and District Dhanbad, purchased by the vendor by virtue of Regd. Deed of sale being No.1378, dated 29/03/2001 from Mahi Pal Sharma others, Registered at Sub Registry Office Dhanbad, entered in Book No.1, Volume 37, Pages 199 to 210 for the year 2001 and since the purchase the vendor is in peaceful and undisturbed possession thereof by mutating his name in the sherista of the Landlord the State of Jharkhand vide Mutation Case No.1217 (II) 2008- 09 and paying rent for the same under Thoka No.5802.

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 5 Katha unto a willing purchasers to meet his financial requirement.

AND WHEREAS the purchasers knowing the intention of the vendor has agreed to purchase the said land and offered to pay a sum of Rs.10,75,000/- (Rupees Ten lacs seventy-five thousand) only, as the highest consideration thereof, which the vendor has accepted.



Sudip Kumar Singh
27/9/12

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS: -

That in consideration of the sum of Rs.10,75,000/- (Rupees Ten lacs seventy-five thousand) only, has been paid by the purchasers to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land, which is more fully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained. The vendor doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of ABSOLUTE SALE all his right, title, interest and possession etc. together with all claims, demands, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for at all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making house etc. Thereon, by living thereon or by letting out the same to any person or persons or otherwise as the purchasers likes.

That the vendor doth hereby covenant with the purchasers that is the true and lawful owner of the land and is in sole and exclusive possession over the said land and the vendor has not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendor is not the true and lawful owner of the land or has other sharer or co- sharer or that the vendor has no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.



JHARKHAND

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That the purchasers shall hereafter pay the proportionate annual rent and cess 75 paise to the Landlord the State of Jharkhand and the purchaser will be liable for the imposed tax or taxes from to-day and onwards.

That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchasers to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchasers in the matter of mutation etc.

The land hereby conveyed by this Deed in not Prohibited by Govt. i.e. does not come under Govt. land, Govt. Settled land, Bhudan land, Forest land, and Adivasi land, and does not come under Govt. Acquisition land, and the vendor and Purchasers satisfied with the contents of this Deed.

IN WITNESS WHEREOF the vendor has set and subscribed her hands out of her own freewill and choice on this the day, month and year first above written.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

JHARKHAND

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Sudeep Kumar Singh
27/9/12

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SCHEDULE

All that piece and parcel of Raiyati land situated in MOUZA: SARAIHELIA, Police Station Dhanbad, at present Police Station Saraidhela chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: SARAIHELIA, Mouza No.08, Khata No.80 (Eighty), Part of Plot No.2329 (Two thousand three hundred twenty-nine), measuring an area 3 Kathas 6 Chhataks or to say 5.57 dec. of land, and

Khata No.124 (One hundred twenty-four) Part of Plot No.2333, (Two thousand three hundred thirty-three) measuring an area 1 Katha 10 Chhataks or to say 2.68 dec. of land.

Thus total area comes to 5 Kathas or to say 8.25 dec. (Eight point two five decimals) of land is hereby sold by this sale deed.



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As per plan attached herewith and shown in colour Red. Which is butted and bounded as follows: -

- By North: - 12 feet wide Road.
 - By South: - Plot No. 2335.
 - By East: - Smt. Bharti Singh.
 - By West: - Mrs Padmaja Devi and portion of Plot No. 2329.
- Situated at Subsidiary Road

MEMO OF CONSIDERATION

Rs. 10,75,000/- (Rupees Ten lacs seventy-five thousand) only paid by the purchasers to the vendor as under: -

- Cheque No.038064 date 01/08/2012 for Rs. 1,00,000/-
- Cheque No.038065 date 22/08/2012 for Rs. 2,00,000/-
- Cheque No.038066 date 28/08/2012 for Rs. 2,00,000/-
- Cheques No.038069 date 25/09/2012 for Rs. 5,75,000/-

Issued by all Cheques the Koylachal Urban Co-Operative Bank Ltd. Kirkend Bazar Dhanbad.

Sudhakar Kumar Singh
27/9/12

PHOTOGRAPHS AND FINGERPRINTS OF THE PURCHASERS:-

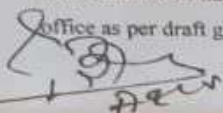


211-2104 312/01101
27/9/12



sachhama daroo
27/9/12

Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me, and the deed has been printed in my office as per draft given by the parties:-


Signature
Licence No. 27/9/12
1620/13
Dhanbad

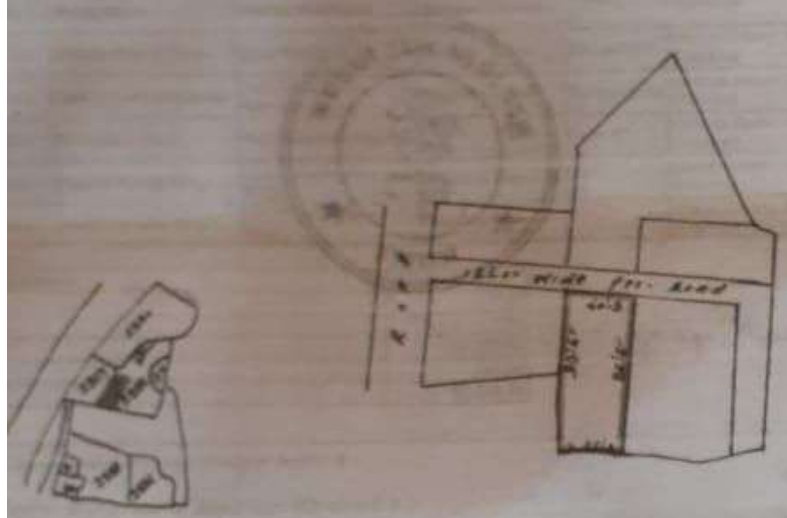
WITNESSES

1. Gajesh Kumar Singh
50 Late Anustottam Singh
Shakti Colony, Steelgate, Dhanbad
27/9/12

Seller: Sri. Sudeep Kumar Singh S/o Sri Bijoy Kumar Singh of Sighi Colony, Saraidhela, Bhanbad

Purchaser: 1. Sri Ram Chandra Agarwal S/o Late Kishorelal Agarwal 2. Sri Sulechha Devi S/o Sri Ram Chandra Agarwal of Kendra Bazar, P.S. Kenduadih Bhanbad

Schedule: Muzo: Saraidhela No. 8 Kholo No. 80
Plot No. 2329, Part Area: 5 katha 6 chhatak 1 kholo No. 124, Plot No. 2333 Area: 1 katha 10 chhatak
Total Area: 5 katha or a Jay 2.25 decimal
Said Area is unimproved



Sudeep Kumar Singh.
27.09.2012