

367) Sale value 3,37,000/- P.S. Parsudih 2754



F-21
12/6



A. Prasad
Advocate
Civil Court, Jamshedpur

खाना नं. 110 में सोलहवां नं. 05AA 159414
नं. गणपत लो. को गणपत
लौ. लो. हेतु (माली) कसो में रूप/3,500/-
दो नं. 12/6/13



SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 12TH DAY OF 12/6/13
JUNE, 2013, AT SEMAIKELLA, BY :

SHRI MADAN LAL, son of late Banwari Lal Agarwal,
by faith Hindu, by caste Baniya, by occupation
business, resident of Shiv Mandir road, Haludboni,
P.S. Parsudih, town Jamshedpur, Distt. Singhbhum East,
Jharkhand, hereinafter called the SELLER of the ONE PART :

IN FAVOUR OF

BIJAY KUMAR AGRAWAL, son of Sri Tekchand Agrawal,
by faith Hindu, by caste Baniya, by occupation business,
resident of Shiv Mandir road, Haludboni, P.S. Parsudih,
town Jamshedpur, Distt. Singhbhum East, Jharkhand, herein-
after called the PURCHASER of the OTHER PART :

NATURE OF DEED : SALE DEED.

CONSIDERATION AMOUNT : rs. 3,37,000/- (rupees three lacs
thirty seven thousand) only.

For ANJALI ENTERPRISES

P/.2.

Proprietor.

वकील का नाम प्रसाद 23
पता सेटापल नं. 110, जमशेदपुर
जमशेदपुर जिला सिंगभूम पूर्व

Secyaid
10110 = 50
L.L.R. 2.50
P.F. 0.94

12/6/13



झारखण्ड JHARKHAND

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Eligible party

-: 2 : -

WHEREAS, the landed property situated in mouza Haludboni, P.S.Parsudih, Thana No.1165, under khata No.816 plot No. 1102 and 1103 was absolutely and exclusively owned and possessed by Smt.Shanti Devi, wife of Shri Madan Lal which she purchased by a sale deed No.3816 dtd.24.5.1985, registered at Jamshedpur, She died leaving behind the above named seller, as her legal heir and successor and he inherited the property and has been in peaceful physical possession and enjoyment of the same without any interruption or impediment from any corner whatsoever;

AND WHEREAS, the seller, being in need of money, voluntarily expressed his intent of selling his schedule below property and the purchaser agreed to purchase the same for a total consideration money of Rs.3,37,000/- (Rupees three lacs thirty seven thousand) only,

For ANJALI ENTERPRISES

P/.3.

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Proprietor.



झारखण्ड JHARKHAND

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-: 3 : -

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in pursuance to the above agreement and in consideration money of Rs. 3,37,000/- (Rupees three lacs thirty seven thousand) only, paid by the purchaser to the seller, as full and final consideration money, today, and he does hereby admit and acknowledge to have received the above consideration amount.
2. That the seller, on receipt of the full consideration money, has delivered physical possession of the schedule below property today to the purchaser.
3. That the seller has ceased his all rights, title, claims and interest in the schedule below property along with his heirs and successors and the same have vested unto the above named purchaser and he will hold, possess and enjoy the same as an absolute and exclusive owner for ever quite freely and peacefully without any let or hindrance from any corner whatsoever.

For ANJALI ENTERPRISES

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Proprietor.

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झारखण्ड JHARKHAND

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Handwritten signature

-: 4 : -

4. That the seller hereby declares that the schedule below property is free from all encumbrances, liens or charges whatsoever and further declares that if any defect transpires in the title and possession of the seller with respect to the schedule below property and the purchaser is either dispossessed or deprived of whole or part thereof or put to any loss in any manner in the event the seller will be civilly and criminally liable to compensate the losses sustained by the purchaser.

5. That the purchaser will get the schedule below property mutated in his name in the office of the C.O. Jamshedpur, and all rents and taxes will be paid by him.

6. That the expression, the seller and the purchaser will mean and include their heirs and successors until and unless repugnant to the context. —

For ANJALI ENTERPRISES

P/.5.

Handwritten signature

Proprietor.



झारखण्ड JHARKHAND

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—: 5 : —

SCHEDULE

In District of Singhbhum East, District Sub-Registry office at Jamshedpur, in mouza Haludboni, P.S.Parsudih, Thana No.1165, under khata No.816, plot No.1102 and 1103 corresponding to R.S.Plot No.633, measuring North & South : 70'ft East : 27'ft and West : 29'ft i.e, 1960 Sft. i.e, 4.49 decimals of home-stead land ;

bounded as follows :-

North : Ajay Kumar ;
South : Sabitri Devi
East : Mr.Sinha;
West : hasta ;

Annual rent : Re. 1/- only, payable to the landlord, the State of Jharkhand, through the C.O. Jamshedpur.

For ANJALI ENTERPRISES

P/.6.

Proprietor.

12/6/13

-: 6 : -

IN WITNESS WHEREOF the seller has set his hand on this deed of sale at Jamshedpur, on this the date, month and year first above mentioned.

WITNESSES :

1. Poochand Kumar s/o Late R. Ram R/o Tula dengei
12/6/13 337/22 P.O. - Galmuri
2. Gurdilal Sharma & Madan Lal A. Hanudban
14/11/13 Darsidra Jashpur

Drafted, read over and explained the contents of this deed of sale to the seller who admitted to be true and correct.

ATTORNEY
12/6/13
A. K. PRADHAN
Advocate
Civil Court, Jamshedpur



Bijay Kumar Agarwal.
12/6/13

Signature of the Purchaser.

Certified that the fingers print of left hand of each person whose photographs are affixed on the document has been taken/obtained by me or before me.

Typed by :

Jashpur Court.
[Signature]

FOR ANJALI ENTERPRISES

[Signature]
Proprietor.

[Signature]
Advocate



निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Ken No: 21

Token Date/Time: 12/06/2013 12:55:50

Document Type	Sale Deed	Presenter	Madan Lal	Date of Entry	12/06/2013
Presenter Name & Address	Shiv Mandir Road, Haludboni, P.S - Parsudih, Jsr	DOE		Total Pages	16
Stampable Doc. Value	337000	Stamp Value	13500	Book	1
Document Value	337000	Serial No.	0	CNO/PNO	
Special Type		Old Serial No.	1		
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1165	1	HALUDBANI	816	1102,1103			R_RES	4.49 Decimal	336750

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Madan Lal	Late Banwari Lal Agarwal	Business	General			shiv mandir road, haludboni, p.s - parsudih, jsr
2	VENDEE	Bijay Kumar Agarwal	Tekchand Agarwal	Business	General			Shiv Mandir Road, Haludboni, P.S - Parsudih, Jsr
3	Identifier	Prakash Kumar	Late R.Ram	Business	General			tuiladugri, 337/22, p.o - golmuri, jsr
4	Witness1	Prakash Kumar	Late R.Ram	Business	General			Tuiladugri, 337/22, P.O - Golmuri, Jsr
5	Witness2	Rambilash Agarwal	Madan Lal	Business	General			shiv mandir road, haludboni, p.s - parsudih, jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	10,110.00
4	SP	240.00
Total		10,353.44

216114
12/6/13

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया जिसकी पहचान नियासी ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

नियासी

मदन लाल

बिजय कुमार

पिता: [ना] [पता] [पेशा] [ने की।]

निबंधन पदाधिकरी का हस्ताक्षर

For ANJALI ENTERPRISES

[Signature]

Proprietor.



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.21 Token Date: 12/06/2013 12:55:50
Serial/Deed No./Year :3671/2754/2013
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Madan Lal Father/Husband Name:Late Banwari Lal Agarwal (VENDOR) shiv mandir road, haludboni, p.s - parsudih, jsr		
2	Bijay Kumar Agarwal Father/Husband Name:Tekchand Agarwal (VENDEE) Shiv Mandir Road, Haludboni, P.S - Parsudih, Jsr		
3	Prakash Kumar Father/Husband Name:Late R.Ram (Identifier) tuiladugri, 337/22, p.o - golmuri, jsr		
4	Prakash Kumar Father/Husband Name:Late R.Ram (Witness1) Tuiladugri, 337/22, P.O - Golmuri, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
5	Rambilash Agarwal Father/Husband Name:Madan Lal (Witness2) shiv mandir road, haludboni, p.s - parsudih, jsr	<input type="checkbox"/>	<input type="checkbox"/>

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Deed No 3671/2754
Year 2013
Date 12/06/2013 13:19:02

District Sub Registrar

Signature of Operator

For ANJALI ENTERPRISES

Proprietor.