

41 K. Prasad. Sale Nirasta Value - 850,500 - 340-

107



16
1/2/14

झारखण्ड JHARKHAND

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PAN NO. RDVPG855IC

Sri Arun Kumar Gadhyan
1-2-2014

01-2-14

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अनुसार विक्रीत

निरस्ता... 251...
सूची...
1/2/14

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE made this the 1st day of February Two Thousand Fourteen between SRI ARUN KUMAR GADHYAN (AGARWALA) S/o late Mahabir Prasad Agarwalla by faith Hindu by caste Marwari, by occupation Business resident of Kumardhubi Station Road, P.O. & P.S. Chirkunda District Dhanbad Sub- Division and District Sub-Registry office and District Dhanbad hereinafter called the VENDOR which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs executors, successors administrators, legal representatives and assigns of the ONE PART (Indian Citizen)

A N D

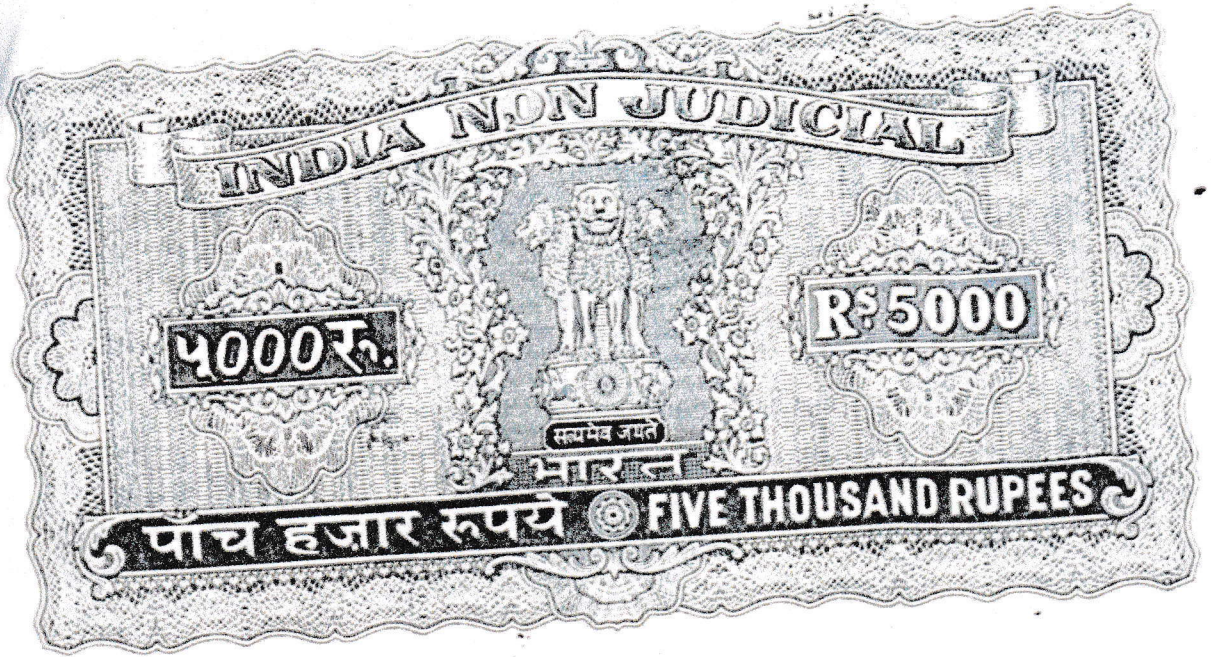
SMT ANITA AGARWAL W/O Sri Pradip Agarwal by faith Hindu by caste Bania By Occupation Housewife resident of Chirkunda, near Railway Crossing Chirkunda Upar

Fee Paid
A/c 25515 = 00
9 500 = 00
mb 150 = 00
Sabin 2 = 50
Pfee 0 = 94
26167 = 44

01/2/14

Radha Developers
Anita Agarwal
Proprietor

5000Rs.



Am Mahabir Prasad Agarwalla
1.2.2014

Bazar P.S. Chirkunda Sub-Division and District Sub Registry office and District Dhanbad hereinafter called the PURCHASER which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns of the OTHER PART (Indian Citizen)

WHEREAS Mahabir Prasad Agarwalla the father of the vendor purchased 66 Decimals of lands in Plot No. 536 bearing Khata No. 82 of Mouza Merah Mouza No. 251 P.S. Chirkunda District Dhanbad from the rightful owner by virtue of a registered sale deed being No.10171 dated 7.7.1962 registered at Dhanbad Sub Registry Office, and entered in Book No. 1 volume No. 66 Page No. 95 to 97 being No. 10171 for 1962.

AND WHEREAS after such purchase Mahabir Prasad Agarwalla the father of the vendor mutated his name in the Landlord Sheresta the State of Jharkhand in Thoka No. 395 and obtained rent receipt there from.

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Amita Agarwal
Proprietor



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Arun Kumar Gadhyan
1.2.2014

AND WHEREAS Mahabir Prasad Agarwalla while in khas peaceful and undisturbed possession thereof died leaving behind his son namely Sri Arun Kumar Gadhyan (Agarwala) the aforesaid vendor being his legal heir and successor inherited the said lands and has been possessing the same in peaceful and undisturbed possession thereof without any hindrance or interruption from any corner.

AND WHEREAS the lands of new Khata No. 228 bearing new Plot No. 350 Area 45 Decimals of Mouza Merah Mouza No. 251 P.S. Chirkunda District Dhanbad has been recorded in the name of Arun Kumar Gadhyan (Agarwalla) in the revisional Survey settlement record of Rights

AND WHEREAS thus the vendor became the sole exclusive and only owner of the land more fully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner, and has been paying the rents in the landlord Sheresta The State of Jharkhand in Thoka No. 395

Rachna Developers

Proprietor



झारखण्ड JHARKHAND

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Pranav Gubayan
1.2.2014

The purchaser shall hereafter pay an annual rent of Rs. 7.63 with all cesses paise's to the present landlord of the State of Jharkhand and the purchaser shall get her name mutated with the landlord Sheresta The State of Jharkhand. The vendor shall remain bound to give his full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the state of Jharkhand.

The land hereby conveyed by this deed is not prohibited by Govt i.e. does not come under Govt land, Govt settled land, Bhudan land, Gorabad land, forest land and Adivasi land and does not come under Govt Acquisition land and the vendor and the purchaser satisfied with the contents of this deed.

The vendor has delivered possession of the said lands to the purchaser this day, and handed over relating the documents of this Sale Deed.

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Anita Agarwal
1. 2. 2014

THAT the vendor now has good valid and subsisting title of the said lands more fully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the same in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required

That the vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof

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Proprietor



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A- (Anant Ambeyan)
1. 2. 2014

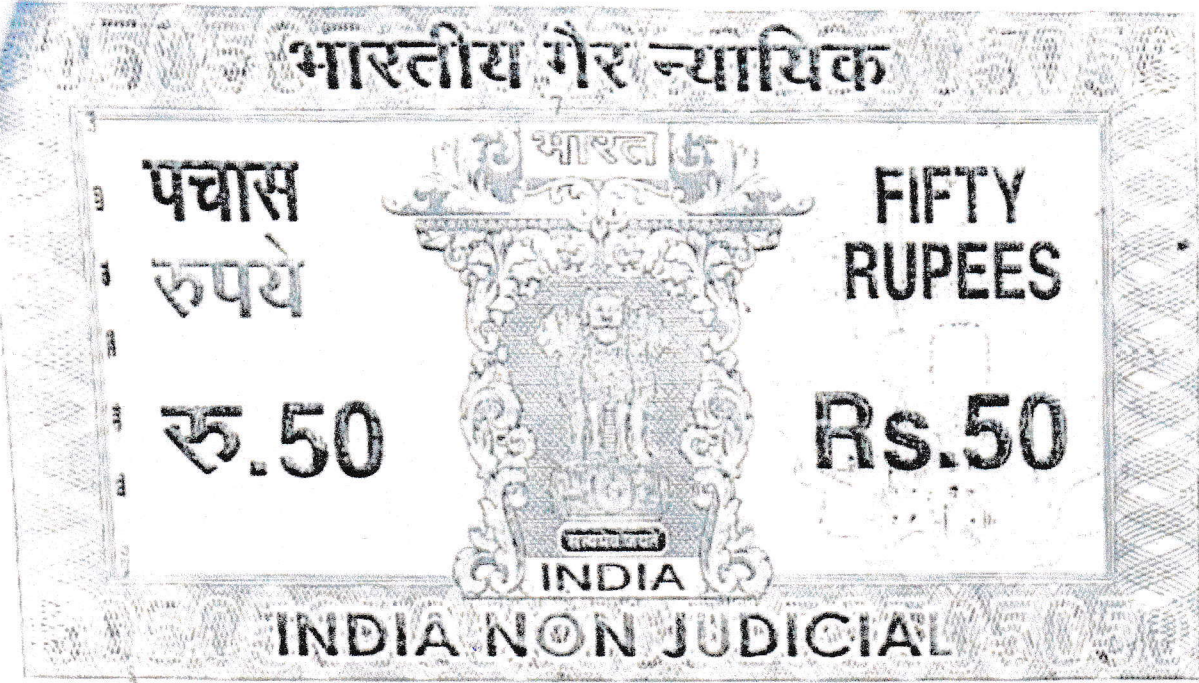
AND WHEREAS the vendor being in urgent need of money expressed his desire to transfer the lands more fully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration a sum of Rs 8,50,500/- (Rupees Eight Lacs Fifty Thousand Five Hundred) only which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration a sum of Rs. 8,50,500/- only paid by the purchaser by cheque No. 538327 dated 21.1 2014 in the State Bank of India to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant convey transfer and assign absolutely and forever all that lands more fully described in the schedule below together with all right title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever

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Anita Agawane
Proprietor



झारखण्ड JHARKHAND

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Ankur Ganguly
1.2.2014

SCHEDULE

Rayati right of land in Mouza MERAH P.S. Chirkunda Sub- Division and District Sub-Registry office and District Dhanbad Mouza No.251 Khatian No. 82 Plot No. 536 Area 24 Katha 9 Chhataks i.e. 40.6 Decimals of land sold herewith. The nature of land hereby sold is Don

Bounded by: - North - Plot No. 535, 536 (P)
South - Land of Bimal Agarwal and others
East - Patni
West - land of Plot No. 537

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Proprietor

Per Pankaj Agarwal
1.2.2014

IN WITNESSES WHEREOF THE VENDOR doth hereby set and subscribe his
respective hands out of his own free will on this the day, month and year first above
written

WITNESSES

1 Kishi Das Jha
Guru Purandara Jha
Chirkade
1-2-2014

2 नरेश नाथ
रमेश नाथ

Photograph and finger prints of the purchaser -



Pan no AW15PA0773E



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01/02/14

Anita Agarwal
1.2.2014

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, prepared in my office as per draft
supplied by the parties -

01-2-2014
Advocate, Dhanbad

Radha Developers
Anita Agarwal
Proprietor