

L.T. of Tiwary
Leelavati Devi
by the Pen of [Signature]
26/04/2024



-: 3 :-

TIWARY LEELAVATI DEVI, (AGED ABOUT 75 YEARS), (**PAN** No.-**APBPT3296H** and **AADHAAR** No.-**XXXX XXXX 5249**), (**Mobile** No.-**6203029675**), Wife of Late Subhash Mani Tiwary, Daughter of Late Sukhari Gaya Tiwary and Grand Daughter of Late Gaya Tiwary, by Faith-Hindu, Category-General (Non-C.N.T.), Nationality-Indian, by Occupation-House Wife, resident of AT-Chanur, P.O.-Tadwa Parasia, P.S.-Darauli, Chandaur, Siwan, Bihar-841435, here-in-after called the **FIRST PARTY/VENDOR/SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**.

IN FAVOUR OF

MRS. RITA KUMARI, (AGED ABOUT 28 YEARS), (**PAN** No.-**JCWPK1089J** and **AADHAAR** No.-**XXXX XXXX 1068**), (**Mobile** No.-**7294920517**), Wife of Mr. Dharmendra Kumar Yadav, Daughter of Mr. Surendra Yadav and Grand Daughter of Late Ram Awatar Yadav, by Faith-Hindu, Category-General (Non-C.N.T.), Nationality-Indian, by Occupation-House Wife, resident of Near Hanuman Mandir, Jamalpur, Satbohani, P.O.-Gamharia, P.S.-Adityapur, District-Seraikela-Khasawan, in the State of Jharkhand, Pin Code-832108, here-in-after called the **SECOND PARTY/VENDEE/PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF DEED:-Deed of transfer by way of Sale. Contd..4..

L.T.I. of Tiwary
Leelavati Devi
by the Pen of Praghab
26/10/2024

-: 4 :-

CONSIDERATION AMOUNT:-Rs.7,85,000.00 (Rupees-Seven lakhs eighty five thousand) only.

WHEREAS, the VENDOR is the sole, absolute, lawful and bonafide owner of all that land measuring an area-02.14 Decimals i.e. 935 sq. ft., recorded under Khata No.-26, Portion of Plot No.-108, of Mouza-JAMALPUR, Thana-Adityapur, Thana No.-63, within A.N.A.C. Old Ward No.-3, Corresponding to A.M.C. New Ward No.-2, District-Seraikella-Kharsawan, morefully described in schedule below:

AND WHEREAS, the land more fully described in the schedule below situated at Mouza-JAMALPUR, Thana-Adityapur, Thana No.-63, within A.N.A.C. Ward No.-3, Corresponding to A.M.C. New Ward No.-2, is self acquired property of the Tiwary Leelavati Devi (present VENDOR), who has purchased the aforesaid property morefully described in schedule below by means of registered sale deed, bearing Deed No.-2654 (Sl. No.-2787), Dated-14.08.2019., registered at District Sub registry Office Seraikella, which has been Copied in Book No.-BK1, Volume No.-342, Page No.-499 to 588, Completion on-14.08.2019., and same she has been mutated in favour of present VENDOR, vide mutation Case No.-1318/R27 2019-2020. Dated-23.11.2019. and present VENDOR, is in peaceful physical possession over schedule mention land on payment of regular rent thereof without any hindrances or interruption from any corner and

Contd..5..

L.T.I. of TINARY
leclavati Devi
by the Pen of @Quabato
200/04/2024

-: 5 :-

Rent has been realized in Volume No.-15, Page No.-32,
mentioned in Register-II, Rent Receipt No.-0748868779:

AND WHEREAS, now being in urgent need of money the
VENDOR have agreed with the VENDEE for ABSOLUTE SALE of
the said landed property measuring an area-02.14 Decimals
i.e. 935 sq. ft., fully mentioned in the schedule below for a
total consideration amount of Rs.7,85,000.00 (Rupees-Seven
lakhs eighty five thousand) only and the VENDEE have also
agreed to purchase the same at that price:

:NOW THIS SALE DEED WITNESSETH AS UNDER:

1. THAT, in pursuance of the above agreement and in
consideration amount of Rs.7,85,000.00 (Rupees-Seven lakhs
eighty five thousand) only, paid through vide Cheque/Cash, by
the VENDEE to the VENDOR, the receipt where of the said sum
here by acknowledges as full and final and highest
consideration amount having received against absolute and
outright sale of the said immovable property more particularly
described in the schedule here under written to the VENDEE,
the VENDOR by these presents does hereby sale, convey,
transfer, deliver and assign unto the VENDEE, all that
immovable property more fully described in the schedule here
under written together all right, title, interest, privileges,
advantages,

Contd..6..

L.T.I. of TINSRY
leelavati Devi
by the Pen of Amol Kato
22/10/2024

-: 6 :-

TO HAVE AND TO HOLD the same without any interruption or disturbance from or by the VENDOR, her heirs and/or any person or persons claiming under or in trust of him, with all right, title, interest and possession hereto which the VENDOR here before enjoyed in respect of the said property.

2. THAT, the VENDOR is completely divested of all her interest and right in the schedule property and shall cease to have any right or title in the property hereby sold to the VENDEE by these presents.

3. THAT, the VENDOR on receipt of full and final highest consideration amount of Rs.7,85,000.00 (Rupees-Seven lakhs eighty five thousand) only, paid through vide Cheque/Cash, from the VENDEE have delivered possession of the schedule property in favour of the VENDEE and all relevant papers and documents of the said property to him.

4. THAT, the VENDEE out of her own funds or through any financial sources shall or may construct any further structures, buildings and renovate the same or part thereof and will enjoy and possess the same or part thereof with full powers of sale, convey, transfer, deliver, mortgage or otherwise alienate the same or part thereof to any part or in any manner she like.

5. THAT, the VENDEE shall be at liberty to get her name mutated as the superior landlord through the office of C.O. at GAMHARIA, and shall pay the ground rent and other taxes in her own name in respect of the said property. Contd. 7..

L.T.I. of Titany
keelavati Devi
by the Pen of @kushal
26/04/2024

:- 7 :-

**THAT THE VENDOR HEREBY ASSURES THE VENDEE
AND COVENANTS.**

1. THAT, the VENDOR is the lawful owner of the said property and there is no other co-owner or co-sharers or co-partner if the said property, except him.

2. THAT, prior to execution of this sale deed, the VENDOR has not sold conveyed or delivered or transferred or mortgaged the said property of part thereof to any other party and it is free from all encumbrances, charges and liens.

3. THAT, the VENDOR hereby assures the VENDEE to execute any further papers and documents, at the cost of the VENDOR as may be required in future for recording and mutating VENDEE'S name in the records of the superior landlord and or concerned office or authority and for its peaceful possession forever.

4. THAT, the VENDOR hereby assures the VENDEE that schedule land is not fall under the SEC. 46 (1-B) OF THE C.N.T. ACT, 1908. And the schedule property is not belonging to ST, SC or BC (the list of caste which is annexed into CNT Act. 1908). And there is no violation of the SECTION 22 (A) OF INDIAN REGISTRATION ACT 1908.

5. THAT, the VENDOR hereby assures the VENDEE that land hereby sold to the VENDEE is free from land ceiling Act. The land is not belongs to Temple, Mosque,

Contd..g..

L.T. of TINARY
Icebavali Devi
by the Pen of (Signature)
26/04/2024

-: 8 :-

Church, Gurudwara, Sarna, Masna, Hargadi, Graveyard, School or College. And the land is not belongs to Bhuihari, Panhai, Khutkati or Khas Mahal.

6. THAT, in case the VENDEE sustain any losses or damage and/or deprive from the schedule property due to defect title of the VENDOR over the schedule mentioned property, in that event the VENDOR will be liable to compensate the VENDEE for such losses and damages.

SCHEDULE

District-Seraikella-Kharsawan, District sub registry office at Seraikella, of Mouza-JAMALPUR, Thana-Adityapur, Thana No.-63, within A.N.A.C. Old Ward No.-3, Corresponding to A.M.C. New Ward No.-2, Holding No.-0030001713000M0, recorded under Khata No.-26, Portion of Plot No.-108, Kisim-Don-I (Present U-Res.), measuring an area-02.14 Decimals i.e. 935 sq. ft.,

Bounded as:-

North-Survey Plot No.-108 (P).

South-Srimati Stibai Singh.

East-Survey Plot No.-109.

West-12 Feet Wide Rasta.

Tracing Map is attached, and form part of this Sale Deed wherein Shattered part is sold area.

Govt. Land Value (U-Res. @ Rs.3,64,924/- Per Decimals):-Area-02.14 Decimals=Rs.7,80,937.36.

Contd..9..

I.T.I. of Tihari
Kalyani Devi
by the Perof Quahals
26/04/2024

- 9 -

Annual Rent:-Rs.10.48 payable to the state through circle officer, Gamharia.

Read over and explained the contents of this SALE DEED to the executants who admit the same to be true and correct.

WITNESSES:-

Laxman Mahato
26/04/2024

1.

Attested By
Ramdh
E.No.



Anubha

26.04.2024.

Anubha R. Tiwary
w/o shri Rajkumar M. Tiwary
D A Swapna Complex
Phase
Rajnagar Road No. 06
Kadma.

26.04.2024.

PHOTO & SIGNATURE OF IDENTIFIER AS WELL AS WITNESS

NO.-1.

2. ROHIT KUMAR SAW

SON OF - LATE PAWAN SAW
SATBHONI SAMALPUR

26.04.2024.

Laxman Mahato
26/04/2024

COMPUTER TYPED BY:

Rafi

26.04.2024.

DRAFTED BY:

Contd..10..

L.T.I. of Thari
keelavathi Devi
by the Pen of Ramdhani Mahato
26/04/2024

-: 10 :-

PURCHASER

Attended By

(Ry)

Ramdhani Mahato



2024



E.No. 13412

Rita Kumari
26.04.2024.

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

ADVOCATE:
Ramdhani Mahato
EN: 13412.