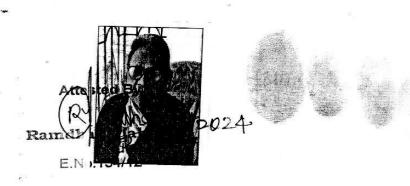
Sale persitted by value +85000 + 8200 + 31400 + Adilyayan

मुल्यांकन सूची से जीनिति भिल्ला इस्तावंज जांच एवं स्ट्री सिया

डपस्थापित दस्तावेज म लंख्यकारी की जाति...भू),गु∞्रश्रेजीकत है। यह जाति ○ N.T Act 1908 की धारा 461(B) के नर्गत नहीं है। ९०२,क्यां दस्तावज व विणेत मृति प्रविवंधित सूची से अधि

a Patring



नियम—21 के अधीन ग्राहय भारतीय स्टाम्प अजिनियम (इण्डियन स्टाम्प एवट—1899) की अनुस्त्री—1 या 1 (क) सक्रिक्ट स्थायत स्टाम्प स्तिर्धिको — स्थायत स्टाम्प स्तिर्धिको

्रिक १५ निकान पदाधिकारी

Dolling 230 - 10 Alamo 0294 Probo - 23153044

L.T.T. of Tiwary
Leclarati Devi |
by the Pen of Plushalo
2018 04 2024

-: <u>2</u> :-

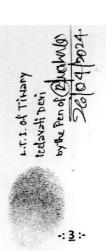
SALE DEED

VALUE AT RS.7,85,000/- ONLY.

Rupees:-Seven lakhs eighty five thousand only.

This DEED OF SALE made this the "26 TH DAY OF APRIL

2024" here at Seraikella by and Between:- Contd..3...

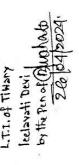


TIWARY LEELAVATI DEVI, (AGED ABOUT-75 YEARS), (PAN No.-APBPT3296H and AADHAAR No.-XXXX XXXX 5249), (Mobile No.-6203029675), Wife of Late Subhash Mani Tiwary, Daughter of Late Sukhari Gaya Tiwary and Grand Daughter of Late Gaya Tiwary, by Faith-Hindu, Category-General (Non-C.N.T.), Nationality-Indian, 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 (NonC.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..



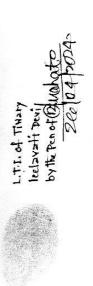


-: 4 :-

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 Contd..5.. from any corner and



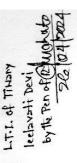
-: 5 :-

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

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 lakks 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,

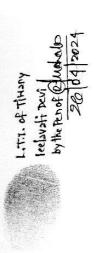




-: <u>6</u> :-

TO HAVE AND TO HOLD the same without any interruption or disturbance from or by the <u>VENDOR</u>, 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 <u>VENDOR</u> here before enjoyed in respect of the said property.

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



-: 7:

THAT THE VENDOR HEREBY ASSURES THE VENDEE AND COVENANTS.

- 1. THAT, the <u>VENDOR</u> 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 <u>VENDOR</u> 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 <u>VENDOR</u> hereby assures the <u>VENDEE</u> to execute any further papers and documents, at the cost of the <u>VENDOR</u> as may be required in future for recording and mutating <u>VENDEE'S</u> name in the records of the superior landlord and or concerned office or authority and for its peaceful possession forever.
- 4. THAT, the <u>VENDOR</u> hereby assures the <u>VENDEE</u> 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 <u>VENDOR</u> hereby assures the <u>VENDEE</u> that land hereby sold to the <u>VENDEE</u> is free from land ceiling Act. The land is not belongs to Temple, Mosque, Contd..<u>8</u>..

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 <u>VENDEE</u> sustain any losses or damage and/or deprive from the schedule property due to defect title of the <u>VENDOR</u> over the schedule mentioned property, in that event the <u>VENDOR</u> will be liable to compensate the <u>VENDEE</u> 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>U-Res.</u>), 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.

<u>Tracing Map</u> 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..



-: <u>9</u> :-

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:-

1.

E.No meb ha

26.04.2024.

Ramadhan Mahato 26/04/2024

Anibha R. Tiway W/o shi Rajluna H. Timan

DA Swaping Complex

Phase2

Ramnager Road No. 06

26.04.2024.

PHOTO & SIGNATURE OF IDENTIFIER AS WELL AS WITNESS

NO.-1.

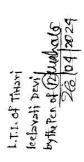
ROHIT KUMAR SAW

SON OF - LATE PAWAN SAW SATBHONI JAMALPUR

COMPUTER TYPED BY:

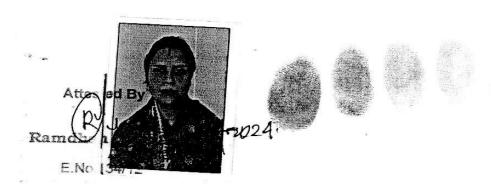
26.04.2024.

Contd..10..



-: <u>10</u> :-

PURCHASER



Rita Kumani 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:

Man Mau