

5564

Sale Value 25,00,000/- f.s. Mysalal 4572



7-5  
21/6/10

Mittal  
2

झारखण्ड JHARKHAND

001733

Sinhup 1,00,000/-



ATTESTED  
21/6/10

Angsuman Chowdhury  
Advocate

Roshan Lal Saraiwala  
21/6/10



Usha Mittal  
Usha Devi Mittal  
21/6/10

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 21<sup>st</sup> DAY OF JUNE 2010 AT  
JAMSHEDPUR

BY

(1) SRI ROSHAN LAL SARAIWALA son of Sri Kishan Saraiwala, by  
faith Hindu, by occupation business, resident of Station Road,  
Jugsalai, PO & PS Jugsalai, town Jamshedpur, District Singhbhum  
East.

21/6/10

See said  
AD 25,000/-  
L.L.R 2-50  
f.f 0.94

इस्तावेज जांच

21/6/10





झारखण्ड JHARKHAND

*Roshanlal Sarinwal*  
21.6.10



Advocate

*Usha Mittal*  
*Usha DEVI Mittal*  
21.6.10



001734

(2) SMT USHA DEVI MITTAL wife of Sri Shravan Mittal, by faith Hindu, by occupation house hold affairs, resident of Station Road, Jugsalai, PO & PS Jugsalai, town Jamshedpur, District Singhbhum East hereinafter the called VENDORS (which expression unless repugnant to the context shall mean and include their heirs legal representatives and assigns) of ONE PART  
PAN No- **ABNPG0407B & AETPM0065Q**.





झारखण्ड JHARKHAND

001735

*Reshmal Saraiwala*  
21.6.10  
*Usha Mittal*  
21.6.10

IN FAVOUR OF

- (1) RAJESH KUMAR MEGOTIA (HUF) an undivided Hindu family being represented by its Karta Sri Rajesh Kumar Megotia, Son of late Laxmi Narayan Megotia, by faith Hindu, by occupation business, resident of Gwala Para Road, PO & PS Jugsalai, town Jamshedpur, district Singhbhum East ;





झारखण्ड JHARKHAND

001736

Roshanlal Saraiwala  
21.6.10

Usha Mittal  
21.6.10

(2) RAJ KUMAR MEGOTIA (HUF) an undivided Hindu family being represented by its Karta Raj Kumar Megotia son of late Laxmi Narayan Megotia, by faith Hindu, by occupation business, resident of resident of Gwala Para Road, Jugsalai, PO & PS Jugsalai, town Jamshedpur, district Singhbhum east, hereinafter collectively called the PURCHASERS (which expression unless repugnant to the context shall mean and include their heirs, legal representatives, administrators and assignees) of the OTHER PART  
PAN No- AAJHR6213D & AAJHR6252A.



Roshanlal Saraiwala  
21.6.10  
Usha Mittal  
21.6.10

NATURE OF DEED  
CONSIDERATION AMOUNT

Deed of Sale  
Rs. 25,00,000/- (Twenty five  
Lakhs only)

WHEREAS a piece and parcel of land measuring 29 ft. x 83 ft. (29 ft. from east to west and 83 ft. from north to south) i.e. 2407 sq.ft. more or less (3.34 kathas) in New plot no.953 (a)(b)(c), under new Khata no.102, within Ward no.4, Jugsalai NAC, Jugsalai, PO & PS Jugsalai, town Jamshedpur, district Singhbhum East, together with double storied building standing thereon forms subject matter of present deed of sale, morefully described in Schedule below

AND WHEREAS the aforesaid plot no.953(a)(b)(c) has been recorded in Khata no.102 in the record of right of recent survey settlement, record of right of which was finally published on 10.1.1973 in the name of Smt. Triveni Devi wife of Kishan Saraiwala

And whereas Smt. Triveni Devi wife of Kishan Saraiwala was the absolute owner and in possession of the aforesaid land together with structure standing thereon

And whereas the said Triveni Devi died in the year 1988 and her husband Sri Kishan Saraiwala died in the year 1982, who being issueless, and adopted the vendor as their son and the vendor was brought up by the said Kishan Saraiwala and Triveni Devi as their own son.

And whereas after the death of Sri Kishan Saraiwala and Smt. Triveni Devi the entire land, together with structures standing thereon, being plot no. 953 (a)(b)(c), under Khata no.102, morefully described in Schedule below, devolved upon the Vendor No-1 as adopted son, who exercised his right, title interest and possession in respect of the schedule property and got his name mutated in the records maintained in the Office of Jugsalai Municipality and rent, taxes and other charges in respect of the said property are being regularly paid by the Vendor No-1 to Jugsalai Municipality;



Roshal Saraiwala  
21.6.10  
Usha Mittal  
21.6.10

And whereas the Vendor No-2 Smt. Usha Mittal has filed Title suit being TS No.66 of 07 claiming herself to be the daughter of the said Triveni Devi and Sri Kishan Saraiwala and the aforesaid suit is subjudice in the court of learned Munsiff at Jamshedpur;

And whereas pursuant to the compromise arrived at between the Vendor No-1 & Vendor No-2, they have decided to transfer the schedule property by outright sale by withdrawing respective cases pending in different courts against each other and the purchaser being desirous to purchase the aforesaid schedule below property, has approached the vendor and confirming party to purchase the schedule property for a valuable consideration and accordingly the vendor and the confirming party have agreed to execute proper deed of sale of the aforesaid plot no.953 (a)(b)(c) together with double storied building standing thereon to the purchaser

And whereas the consideration amount for sale of the schedule property has been settled by the parties at Rs. 25,00,000/-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. That pursuant to the aforesaid agreement and in consideration amount of Rs. 25 lakhs paid by the purchasers in favour of the Vendors in the mode and manner stated herein below, the receipt of which is hereby acknowledged and admitted by the Vendors, the Vendors hereby grant, convey, transfer and assign unto the purchasers, together with all advantages, appurtenances, right, title and interest in respect of the aforesaid land, together with the super structure standing thereon, more fully described in schedule below
2. That on and from today the right title and interest of the Vendors in respect of the aforesaid schedule property has vested absolutely in the Purchasers and the Purchasers including their heirs successors and assignees shall enjoy the same as owners thereof, in their right title and interest.
3. That the Purchasers have inspected the document relating to the schedule property and also the right of the Vendors to transfer the



Pushpal Saraiwala  
21.6.10  
Usha Mittal  
21.6.10

- said property in favour of the Purchasers by way of sale and the Purchasers are satisfied with regard to the right title and interest of the Vendors thereof.
4. That the Purchasers shall be at liberty to get their name mutated in respect of the aforesaid schedule property in the office of the competent authority including Jugsalai Municipality and shall enjoy the schedule property on payment of rent, taxes, charges, electricity and water charges etc to the competent authority as may be levied by them from time to time and the Vendors undertake to render all possible assistance to the Purchasers for mutation of the name of the Purchasers in the records maintained by the concerned authority.
  5. That the Vendor No-2 hereby confirms to have executed instant deed of sale and further claims that neither she nor any person claiming through her shall make any claim any right title and interest in respect of the schedule property or any portion thereof in future.
  6. That the Vendors hereby assures the Purchasers that the schedule property hereby sold is free from all encumbrances, liens and charges.

SCHEDULE

(Property hereby transfer by this Deed)  
 District Singhbhum East, Sub Registry Office Jamshedpur, within Mouza Jugsalai, ward no.4, JNAC, a double storied building consisting of 850 sq.ft. on the ground floor and 850 sq.ft. on the first floor together with vacant land measuring 2407 sq.ft. (3.34 kathas or 5.52 decimals) recorded in New plot no.953 (a)(b)(c), under new Khata no.102, land measuring 29 ft. x 83 ft. (29 ft. from East to West and 83 ft. from north to south) situated at Station Road, Jugsalai, P.S. Jugsalai, Town- Jamshedpur, Dist- Singhbhum East together with all advantages, privileges and appurtenances, which is bounded as follows  
 NORTH :- Main Road  
 SOUTH :- House of  
 EAST :- House of Ram Sahu  
 WEST :- House of Satyanarayan Mittal



Roshan Lal Saraiwala  
21.6.10  
Usha Mittal  
21.6.10

MEMO OF CONSIDERATION

Amount paid by Rajesh Kr Megotia (HUF) amounting to Rs. 7.50 lakhs to SRI ROSHAN LAL SARAIWALA – vendor

Sl	Cheque no:	Drawn on	Date	Amount
1	131858	SBI, Jugsalai		Rs.750,000.00

Amount paid by Raj Kr Megotia (HUF) amounting to Rs. 7.50 lakhs to SRI ROSHAN LAL SARAIWALA – Vendor No-1

Sl	Cheque no.	Drawn on	Date	Amount
1	131883	SBI, Jugsalai		Rs.750,000.00

Amount paid by Rajesh Kr Megotia (HUF) amounting to Rs. 5 lakhs to SMT USHA MITTAL– Vendor No-2

Sl	Cheque no.	Drawn on	Date	Amount
1	131859	SBI, Jugsalai		Rs.500,000.00

Amount paid by Raj Kr Megotia (HUF) amounting to Rs. 5 lakhs to SMT.USHA MITTAL– CONFIRMING PARTY

Sl	Cheque no.	Drawn on	Date	Amount
1	131884	SBI, Jugsalai		Rs.500,000.00

IN WITNESS WHEREOF the vendor and the confirming party have put their respective signatures on the day, month and year and place above mentioned in presence of witnesses



Rasheed Sarin  
21.6.10  
Usha Mittal  
21.6.10

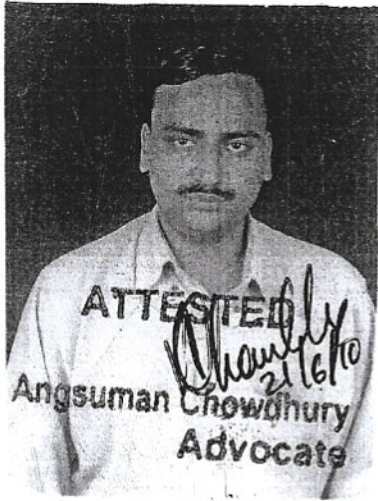
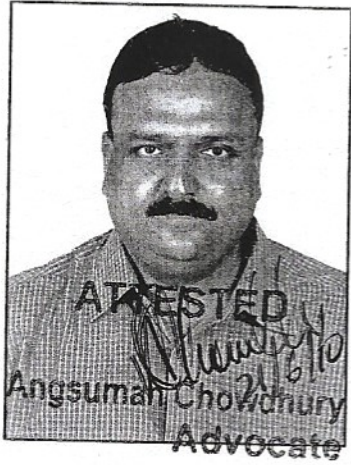
Witnesses :-

1. Sharanan Kr. Motay s/o Late Radha Kisan Motay  
Station Rd. Jaysala, SR. 6
2. जगदीश शर्मा पि० गुरमर भक्त शर्मा  
पता - वागवेडा कस्बा वागवेडा जमशेदपुर

Note: - Certified that the original copy of this deed contains 3250 words.

Typed by: [Signature]  
21.6.10  
Jamshedpur

Drafted by [Signature]  
21/6/10  
Advocate, Jamshedpur



[Signature]

[Signature]



Certificate:-

Certified that the finger prints of left hand of each person whose photographs affixed in the document have obtained by me/before me

[Signature]  
21.6.10  
Advocate





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

Document No: 5

Token Date/Time: 21/06/2010 12:02:57

Document Type	Sale Deed	Presenter	Roshan Lal Saraiwala
Presenter Name & Address	Station Road, Jugsalai, Po & Ps: Jugsalai, Jsr	Date of Entry	21/06/2010
Stampable Doc. Value	2500000	DOE	Total Pages 24
Document Value	2500000	Stamp Value	100000
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

## Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	0	4	JUGSALAI	102	953a,B,C			OR_RES	5.52 Decimal	

## Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_PAKKA	0		JUGSALAI	Station Road, Jugsalai, Po & Ps: Jugsalai, Jsr	1700	950 Sq. Ft.	1615000

## Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Roshan Lal Saraiwala	Kishan Saraiwala	Business	Other		Station Road, Jugsalai, po & ps: Jugsalai, Jsr
2	VENDOR	Smt. Usha Devi Mittal	W/O Shraavan Mittal	H.W	Other		Station Road, Jugsalai, Po & Ps: Jugsalai, Jsr
3	VENDEE	Rajesh Kr. Megotia Rept. Karta Raj Kr. Megotia (Huf)	Late Laxmi Narayan Megotia	Business	Other		Gwala para Road, Jugsalai, Jsr
4	VENDEE	Raj Kr. Megotia (Huf) Rept. Bykarta Raj Kr. Magotia	Late Laxmi Narayan Megotia	Business	Other		Gwala Para Road, Jugsalai, Jsr
5	Identifier	Shraavan Kr. Mittal	Late Radha Kishan Mittal	Business	Other		Station Road, Jugsalai, po & ps: Jugsalai, Jsr
6	Witness1	Shraavan Kr. Mittal	Late Radha Kishan Mittal	Business	Other		Station Road, Jugsalai, Po & Ps: Jugsalai, Jsr
7	Witness2	Jagdish Sharma	Jhumar Mal Sharma	Business	Other		Bagbera Bastee, Bagbera, Jsr

## Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	25,000.00
4	SP	360.00
Total		25,363.44

Roshan Lal Saraiwala

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंद्रि की गई है।

रौशन लाल सराववाल, उषा देवी मिश्र

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑफिसर का हस्ताक्षर

उपर्युक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी ..... पिता ..... ने की।  
पहचान ..... पेशा .....  
निवासी ..... पुरासालाई

निबंधन पदाधिकारी का हस्ताक्षर

21/6/10





निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.5 Token Date: 21/06/2010 12:02:57

Serial/Deed No./Year :5564/4572/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Roshan Lal Saraiwala</b> Father/Husband Name:Kishan Saraiwala (VENDOR) Station Road,Jugsalai,po & ps:Jugsalai,Jsr		
2	<b>Smt. Usha Devi Mittal</b> Father/Husband Name:W/O Shraavan Mittal (VENDOR) Station Road,Jugsalai,Po & Ps:Jugsalai,Jsr		
3	<b>Rajesh Kr. Megotia Rept.Karta Raj Kr.Megotia(Huf)</b> Father/Husband Name:Late Laxmi Narayan Megotia (VENDEE) Gwala para Road,Jugsalai,Jsr		
4	<b>Raj Kr.Megotia(Huf)Rept.Bykarta Raj Kr.Magotia</b> Father/Husband Name:Late Laxmi Narayan Megotia (VENDEE) Gwala Para Road,Jugsalai,Jsr		
5	<b>Shraavan Kr.Mittal</b> Father/Husband Name:Late Radha Kishan Mittal (Identifier) Station Road,Jugsalai,po & ps:Jugsalai,Jsr		
6	<b>Shraavan Kr.Mittal</b> Father/Husband Name:Late Radha Kishan Mittal (Witness1) Station Road,Jugsalai,Po & Ps:Jugsalai,Jsr		

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Volume 167  
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Deed No 5564/4572  
Year 2010  
Date 21/06/2010 13:03:10

District Sub Registrar

Signature of Operator