

Mali Ram Nandi

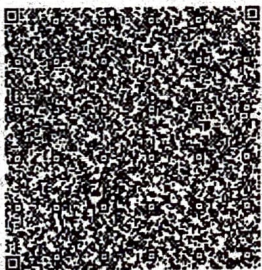


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH01647403039596N
 Certificate Issued Date : 01-Jul-2015 07:26 PM
 Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0102068467532163N
 Purchased by : M R PANDEY
 Description of Document : Article 24 Copy or extract
 Property Description : COPY
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : M R PANDEY
 Second Party : NA
 Stamp Duty Paid By : M R PANDEY
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

D:ND - 2730/2003

TRUE COPY

District Sub Registrar
East Singhbhum, Jamshedpur

1977115



WN 0002007122

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.

Chiman Lal Agarwal (Bhalotia)

Rajkishore Agarwal (Bhalotia) 23/5/03

Jagan Agarwal (Bhalotia) 23/5/03

Tarun Kumar Agarwal (Bhalotia) 23/5/03

Kamal Kishore Agarwal (Bhalotia) 23/5/03

2630
 23/5/03
 2 Comp of Rs. 55840/-
 in eight 8 parts
 Rs. 10000 + 10000 + 10000
 + 10000 + 10000 + 5000
 + 750 + 100 only
 Value of the area
 is 8800
 s/s. Mahapatra
 23-5-03
 95. 45110/-
 113. 12740/-
 55850/-
 4601
 62

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 23RD DAY OF MAY, 2003 AT JAMSHEDPUR; BY

(1) SHRI CHIMANLAL AGARWAL (BHALOTIA)

presently residing at C.H. Area, P.S. Bistupur, Jamshepur-1;

(2) SHRI CHANDU LAL AGARWAL (BHALOTIA) at

present residing at 10, Jubilee Road, P.S. Bistupur, Jamshepur-1;

(3) SHRI RAJ KISHORE AGARWAL (BHALOTIA) at

present residing at "Vijay Bhawan" Air Base Colony, P.S. Kadma, Jamshepur;

(4) SHRI GAJANAND AGARWAL (BHALOTIA) AT present

residing at 43, C.H. Area, North-west, P.S. Bistupur, Jamshepur;

(5) SHRI TULSIRAM AGARWAL (BHALOTIA) at

sd/ K. Kandulng
Jagan 23-5-03

<i>AU</i>	<i>10740/-</i>
<i>XCO</i>	<i>36.00</i>
<i>Chilamni</i>	<i>2.50</i>
<i>Chilamni</i>	<i>0.9</i>
<hr/>	
	<i>10779.44</i>

sd/s. E. Manjhi
23-5-03

चिमनलाल अग्रवाल (भालोटिया)
माता 43 अग्रवाल (भालोटिया)
ली. एच. एरिया माता 43 अग्रवाल

23-5-03
6.30 to 9.30

Chiman Lal Agarwal
Bhalotia 23-5-03

sd/ K. Kandulng
23-5-03



Rajkumar Agarwal (Bhalotia)

Rajkumar Agarwal (Bhalotia)

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Page No. 1

Kamal Kishore Agarwal (Bhalotia)

*343 0 18/03
Kamal Kishore Agarwal (Bhalotia)
344 0 18/03
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Kamal Kishore Agarwal (Bhalotia)
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Kamal Kishore Agarwal (Bhalotia)
350 0 18/03
Kamal Kishore Agarwal (Bhalotia)*

present residing at C.H. Area, P.S.

Bistupur, Jamshepur;

(S) SHRI KAMAL KISHORE AGARWAL (BHALOTIA) at

present residing at Contractor's Area,

P.S. Bistupur, Jamshepur-1, within the

District of East Singhbhum, State of Jharkhand,

all sons of Late Matadin Agarwal (Bhalotia),

all Indian Inhabitants, by Nationality

Indian, by occupation Business, hereinafter

collectively called and referred to as the

VENDORS/TRANSFERERS (which term of expression

shall unless excluded by or repugnant to

the subject or context be deemed to include

their heirs, successors, legal representatives

of the ONE PART :



- 1. Chiman Lal Agarwal (Bhalotia) 23.5.03
- 2. Chandu Lal Agarwal 345 0 18/03
- 3. Rajkumar Agarwal (Bhalotia) 23.5.03
- 4. Gajo Nand Agarwal 346 0 18/03
- 5. Talasi Ram Agarwal (Bhalotia) 23.5.03
- 6. Kamal Kishore Agarwal (Bhalotia) 23.5.03
- 7. Pawan Kumar Kedia (Bhalotia) 23.5.03
- 8. Sd/- Kundalina 23.5.03

Chandrabhai Agarwal (Bhalotia)
Rajasthan Agarwal (Bhalotia)

Rajasthan Agarwal (Bhalotia)

Jugal Agarwal (Bhalotia)

From - Agarwal (Bhalotia)

Kamal Kishore Agarwal (Bhalotia)



CONSIDERATION AMOUNT: Rs. 5,37,000/- (Rupees five lakhs thirty seven thousand) only.

WHEREAS one Matadin Agarwal (since deceased) the deceased father of the Vendors hereof, and Mulchand Agarwal (since deceased) during their lives time had purchased and acquired ALL THAT land measuring 7 Kathas 5 Dhurs together with Khapraposh makan, being in Old Plot No. 1322, under Old Khata No. 84, corresponding to Jugsalai Municipality Old Building No. 294 & 295, within Mouza Jugsalai, from its then owner one Indra Dev Singh by virtue of sale deed No. 3239, on 21.12.1949, registered at Jamsheḍpur Sub-Registry Office in Book No. 1, Volume No. 4, of 1950, pages 21-24, being Deed No. 3239, for the year 1949, completion dated 07.01.1950 and after the said

paid to Sri Malikam
Kharadi of JSR. for
sale deed No. 55850
from Jamsheḍpur
Treasury office JSR
on 6.5.03
Treasury office JSR
sd/ D.K. Ekka.
paid to Sri Malikam
Kharadi of JSR. for
sale deed No. 55850
from Jamsheḍpur
Treasury on 6.5.03
sd/ D.K. Ekka.
paid to Sri Malikam
Kharadi of JSR. for
sale deed No. 55850
from Jamsheḍpur
Treasury on 6.5.03
Treasury office JSR.

Chandra Lal Agarwal (deceased)
Ramesh Chandra Agarwal (deceased)

Rajkishore Agarwal (Bhe Lathi)

Pradeep Agarwal (Bhe Lathi)

:-: 6 :-:

Pradeep Agarwal (Bhe Lathi)

Ramesh Chandra Agarwal (Bhe Lathi)

surviving heir and thus the deceased Matadin
Agarwal became the absolute owner of the entire
premises and had got his name recorded and
integrated with the office of the superior
Magistrate and Municipality with respect to the
entire premises.

AND WHEREAS the entire premises stands
recorded in the name of deceased Matadin
Agarwal in last survey settlement operation
officially published on 13th January, 1973.

AND WHEREAS the deceased Matadin Agarwal
has been in possession over the entire double
storied building as its sole owner in the eye
of law, till his death, who died leaving behind
his six sons i.e., the Vendors hereof



Chiman Lal Agarwal (Bhalotia)
Rajkishore Agarwal (Bhalotia)

--- 7 ---
Rajkishore Agarwal (Bhalotia)

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Rajkishore Agarwal (Bhalotia)

--- 7 ---
Rajkishore Agarwal (Bhalotia)

Kamal Kishore Agarwal
(Bhalotia)

namely Shri Chimanlal Agarwal (Bhalotia)
Shri Chandu Lal Agarwal (Bhalotia) Shri Raj
Kishore Agarwal (Bhalotia), Shri Gajanand
Agarwal (Bhalotia), Shri Tulsiram Agarwal (
Bhalotia) and Shri Kamal Kishore Agarwal
(Bhalotia) , as his legal heirs and all the
vendors hereof have jointly inherited the
entire premises and have been exercising all
acts of ownership thereto, as its lawful
and joint owners, in the eye of law and to the
knowledge of all and by payment of due ground
rent , other municipal taxes and services etc.,
to the authorities. The Vendors have got their
names mutated in respect of the said property
in the records of the landlord vide Mutation
Case No. 322/01-02, order dated 03.12.2001.



Chitwanah Bahadur (Bhatotia)
Rajwade Bahadur (Bhatotia)

Rajwade Bahadur (Bhatotia)

Rajwade Bahadur (Bhatotia)

Rajwade Bahadur (Bhatotia)

Rajwade Bahadur (Bhatotia)

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AND WHEREAS the vendors are very respectable persons in the town and presently shifted and settled to various places in Bhatotia and owing to their profession are unable to look after, manage or maintain the said ancestral property left by their deceased father, at all times personally and the vendors have voluntarily agreed and decided to sell and dispose of the entire premises to one or more intending buyer or buyers;

AND WHEREAS having come to know the intention of the vendors, the purchaser Shri Rajwade Bahadur personally approached the vendors and offered to purchase the 50% ground floor ad-measuring 3.31 Kathas or



Rajeshwar Agrawal (P. No. 12)

Rajeshwar Agrawal (P. No. 12)

9.6.69 - 9.6.69 (P. No. 12)

From Agreement (P. No. 12)

Kamal Kishor Agrawal (P. No. 12)

1181.2sq.ft. from them for a total consideration amount of Rs. 5,37,000/- (Rupees five lakhs thirty seven thousand) only and the common right of the roof etc., and having discussed in the said deal and/or transaction as stated herein, the vendors have finally agreed to sell and dispose of the 50% share of ground floor from Southern side for the total consideration amount of Rs. 5,37,000/- (Rupees five lakhs thirty seven thousand) only.

IN THIS DEED OF SALE WITNESSETH :-

1. That in pursuance of the above agreement and in consideration amount of the said sum of Rs. 5,37,000/- (Rupees five lakhs thirty seven thousand) only paid by the purchaser to the vendors, in six numbers of account



Chandmal Agrawal (Bhalotia)
Ramesh Agrawal (Bhalotia)

- :: 10 ::-
Rajkishor Agrawal (Bhalotia)
Jai Ram Agrawal (Bhalotia)

--- Agrawal (Bhalotia)

Kandishor Agrawal
(Bhalotia)

payee cheque, more fully described in the column of "MEMO OF CONSIDERATION" herein below in this deed, the receipt whereof the said sum do hereby acknowledged by them as full, final and highest consideration amount against out right sale and transfer of the 50% share of ground floor, together with whatsoever structures standing thereon and the common right of the roof, ingress & egress more particularly described in the schedule 'A' hereunder written, unto the purchaser; the vendors by these present do hereby sale, convey, transfer, deliver and assign unto the purchaser; all that said immovable property, together with all right, title, advantages, privileges and structures standing thereon, and the common right of the stair,



Chandrasekhar Prasad (Purchaser)
Rajeshore Agrawal (Debtors)

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:-: 11 :-:

Agarwal (Debtors)

Prasad (Purchaser)

Kamal Vishon Agarwal (Debtors)

ingress & egress, common roof right, TO

AND TO HOLD the same without any interruption or objection by and from the vendors and their legal heirs, or persons claiming under or intrust of them.

2. That the vendors are completely divested of all their right and interest in the said property and since onwards the purchaser will hold, enjoy and possess the same as its absolute owner, with full powers to convey or alienate the same or part thereof to any party or parties.

3. That the purchaser out of his own funds or through any financial source, shall or may repair, the said premises and/or to construct any further structures, on it, at his discretion.



Chartered Accountant
Ramesh Chandra Agarwal (Bhaloti)

Rajendra Prasad Agarwal (Bhaloti)

Pr. K. - Agarwal (Bhaloti)

Pr. K. - Agarwal (Bhaloti)

Kamal Prasad Agarwal (Bhaloti)

- :: 12 :: -

4. That the purchaser will be at liberty to get his name mutated in the records of the superior landlord, Municipality or with any appropriate authority in respect of his specific portion of premises and will pay the proportionate ground rent, other taxes and levies, services in his own name, to the authorities .

5. THAT THE VENDORS HEREBY DECLARE AND ASSURE :-

a/ they are lawful owners of the said immovable property and there is no other co-sharers in this property, except them.

b/ prior to execution of this deed of sale, they have not sold and transferred the said portion of premises to any party and same is free from all encumbrances.

c/ they hereby assure the purchaser to



Registered (Bhakti)

Rajeshore Appoval (Bhakti)

9.1.1999 (Bhakti)

Fairly Accurate

Samal Mishra (Bhakti)

- :: 14 :: -

measuring 948 sq.ft. is constructed and
 rest is being used as court yard, front space,
 side passage & space, ingress & egress , which
 covers an area 1435.2 sq.ft. out of 6.62 kathas
 together with all advantages, privileges, equal
 right on the roof of the double storied building
 being in portion of Old Plot No. 1322, under
 Old Khata No. 85, corresponding to portion of
 New Plot No. 336 a,b, recorded under New Khata
 No. 276, situated at Ram Tekri Road, Naya
 Bazar, within Mouza Jugsalai, P.O. & P.S.
 Jugsalai, Thana No. 1161, recorded under Survey
 No. 4, Jugsalai N.A.C. in portion of
 Jugsalai Municipal Old holding No. 141, corres-
 ponding to New Holding No. 169, in town and
 District Sub-Registry Office of Jamshedpur,
 District Singhbhum East, corresponding to
 Jugsalai Municipality Ward No. 9, within State
 P/15...



Chimankhal (Bhalotia)
Pawan Kumar Naredi (Bhalotia)

---: 15 ---:
Rajeshwar Agrawal (Bhalotia)

---: 15 ---:
Sri - Agrawal (Bhalotia)

---: 15 ---:
T - Agrawal (Bhalotia)

---: 15 ---:
Kamal Kishore Agrawal (Bhalotia)

of Charkhand, which is bounded and butted
as follows :-

NORTH BY :- Remaining 50% share of premises
presently purchased and acquired
by Shri Pawan Kumar Naredi son of
Dwarka Prasad Naredi;

SOUTH BY :- Alley;

EAST BY :- Road;

WEST BY :- House of A. Upadhyay and one Mrs.
Prakash Kaur.

Ground rent, other taxes, M.C. and Services
etc., payable to the superior landlord, State of
Charkhand and Jugsalai Municipality.

P/16...



Chamanlal Agarwal (Bhaboti)
Rajeshore Agarwal (Bhaboti)

Rajeshore Agarwal (Bhaboti)

Jain - Agri (Bhaboti)

Teena Meena (Bhaboti)

Kamal Kishore Agarwal
(Bhaboti)

--: 16 :-

MEMO OF CONSIDERATION

The Purchaser, named within, paid the sum of Rs. 5,37,000/- (Rupees five lakhs thirty seven thousand) only to the Vendors named within, in the following manner,

<u>Individual name of the Vendors.</u>	<u>A/c. Payee Cheque No.</u>	<u>Drawn on & Date</u>	<u>Amount.</u>
Bhanlal Agarwal	423801	P.N.B. Jsr. dt.15.5.03	Rs. 89,500/-
Bhan Lal Agarwal	423802	-do-	Rs. 89,500/-
Raj Kishore Agarwal	423803	-do-	Rs. 89,500/-
Rajenand Agarwal	423804	-do-	Rs. 89,500/-
Raj Ram Agarwal	423805	-do-	Rs. 89,500/-
Rajal Kishore Agarwal	423806	-do-	Rs. 89,500/-

Total Rs.5,37,000/-

IN WITNESS WHEREOF the Vendors have hereunto set their respective hands to-day at Jamshedpur,

P/17...



(Kantirao Agarwal (Bhaktia))

Ray (Kishore Agarwal (Bhaktia))

G. K. - Agri - (Bhaktia)

T. - - - - - (Bhaktia)

Kamal Kishor Agarwal (Bhaktia)

on this the day, month and year first above written.

Read over and explained the contents of this Deed to the executants, who admitted it to be true and correct.

22/05/03

ADDRESSES :-

Kamal Kishor Agarwal

*Kamal Kishor Agarwal
23/5/03*

*Singh
23/5/03*



*Advocate, Jsr Court.
23/5/2003*

The Original Deed and duplicate (i.e., and copy) are true, exact copy and reproduct each other. As per counting the total words this Deed of sale is found 2200 Nos.

Kamal Kishor Agarwal (Bhaktia)

*Handcopy
23/5/03*

*I
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384-42
2730
2013
23/5-03
Sd/ Kamal Kishor
23.5.03
Copied & read by
Kamal Kishor
23.5.03
Copy made by
S. R. K. S. S.
23.5.03
Done by
23.5.03*