

227 West Main Sale Pt. 350,000/- 8 & 2/5 5000Rs.



value of land
paid in account
of 11/9/2001

4570 on 11/3/2001
9.5.2001
Gandhi Gram, Jamshedpur
1-9-2001

Rs. 294000/-
As 70000/-
364000/-

460
11/9/2001

" SALE DEED "

THIS SALE DEED is made on this the 11th day of September 2001, at Jamshedpur : B Y:

1) SHRIMATI CHANDRAKALA AGARWAL, wife of Late Radheshyam Agarwal and 2) SHRI ARVIND KUMAR AGARWAL, son of Late Radheshyam Agarwal, both by faith Hindu, by Nationality Indians, by occupation household affairs and business respectively, both residents of Branch Ram Tekri Road, Jugsalai within P.S. and P.O. Jugsalai, Town Jamshedpur Dist. East Singhbhum, hereinafter called the

" VENDORS " (Which expression shall unless,

For bond
AQ 70000/-
N @ 2700
SS M...
Out for 2700
7030.44
11/5/2001



Location: Sanku Prathi, Agardal, MSR.
 Sale deed
 Rs. 36,400/-
 Date: 14.4.2001
 Treasury Officer, JSR.

14.7.2001

ಪಟ್ಟಣದ ಅಧಿಕಾರಿ
 2.5.2009

ಸೀಮಿತ ವ್ಯವಸ್ಥಾಪನಾ ಅಧಿಕಾರಿಗಳ ಪರಿಷತ್ - ಸರ್ಕಾರಿ ಅಧಿಕಾರಿಗಳ
 ಜುಗುಪ್ಸಾಕ್ಕೆ ಶಾನಾ ಜುಗುಪ್ಸಾಕ್ಕೆ

11/9/2001
 ಜಮೀನ್ದಾರಿ
 11/9/2001



ಸೀಮಿತ ವ್ಯವಸ್ಥಾಪನಾ ಅಧಿಕಾರಿಗಳ ಅಧಿಕಾರಿಗಳ
 ಅಧಿಕಾರಿಗಳ
 ಸೀಮಿತ ವ್ಯವಸ್ಥಾಪನಾ ಅಧಿಕಾರಿಗಳ ಅಧಿಕಾರಿಗಳ

155
 1/7/2001

11/9/2001

156
 1/7/2001

ಪಟ್ಟಣದ ಅಧಿಕಾರಿಗಳ
 1-9-2001
 ಅಧಿಕಾರಿಗಳ ಅಧಿಕಾರಿಗಳ
 1-9-2001



॥ २ ॥

excluded by or repugnant to the context, mean and
 include their respective heirs, successors,
 executors, administrators, legal representatives,
 nominees and assigns) of the One Part;

IN FAVOUR OF

SHRIMATI PREETI AGARWAL, Wife of Shri Anand
 Agarwal, by faith Hindu, by Nationality Indian
 by occupation household affairs, resident of
 Branch Ram Tekri Road Jugsalai within P.S. Jugsalai
 Town Jamshedpur, Dist. East Singhbhum, hereinafter
 called the "PURCHASER" (Which expression shall
 unless, excluded by or repugnant to the context,
 mean and include her heirs, successors, executors,

..p/3



3
 24/7/2001 31/10/17
 6.000 5.6
 1000-6-1
 1000-6-1

:: 3 ::

administrators, legal representatives, nominees and assigns) of the Other Part;

Witnesseth as follows:-

Whereas land with houses having an area measuring 0.03.20 Hectare being Plot No: 312 A to G, under Khata No 222 in Mouza Jugsalai, Survey Ward No: 3, has been recorded in the recent survey settlement operation, in the names of Bajranglal Agarwal and Radheshyam Agarwal both sons of Matadin Agarwal, and Madanlal Agarwal, Shyam Sunder Agarwal, Sanwarmal Agarwal all sons of Murlidhar Agarwal; A n d Whereas in the year 1953, Murlidhar Agarwal, and his three sons namely 1) Madanlal Agarwal 2) Shyam Sunder Agarwal, 3) Sanwarmal Agarwal separated



:: 4 ::

themselves from said Bajranglal Agarwal and Radheshyam Agarwal by way of family arrangement and they had partitioned all the immoveable properties situate at Mouza Jugsalai and as well as some other immoveable properties situate within the same District Singhbhum East; A n d

Whereas in the aforesaid family arrangement, the said Bajranglal Agarwal and Radheshyam Agarwal jointly got several pieces of land with houses situated in Mouza Jugsalai; A n d

Whereas said Radheshyam Agarwal and his brother said Bajranglal Agarwal again partitioned the

5000Rs



Handwritten notes:
1-9-2001
1-9-2001
1-9-2001
1-9-2001

:: 5 ::

aforesaid landed property between them by way of Partitioned Deed bearing Deed No: 860 dated 1-2-1964 and said deed was duly registered at Jamshedpur sub-registry office; And

Whereas in the aforesaid partition deed, the land with houses measuring an area of 0.03.20 Hectare being Plot No; 312 A to G under Khata No 222 in Mouza Jugsalai within Survey Ward No 3, and together with some other properties exclusively allotted to the share of Radheshyam Agarwal and since the date of partition the said Radheshyam Agarwal was in peaceful possession over the same



31/01/2009
 6009
 31/01/2009
 1-9-2009

as the lawful owners thereof, without any interruption from any corner; And Whereas said Radheshyam Agarwal died leaving behind his legally married wife and son namely the present vendors as his legal heirs and successors, who have jointly inherited and came in possession of the aforesaid property as the lawful owners thereof; And Whereas Present Vendors are in need of money for their personal emergent expenses as such they have jointly decided to sell the land measuring 0.03.20 Hect. equivalent to more or less five kathas together with houses which consists of three room with tinshed, latrine, bath room etc. standing thereon, being plot no 312 A to G, under Khata No222

5000Rs.



:: 7 ::

विशेष कर 31/11/19
9. 5. 2009
अधीन कर 31/11/19
1-9-2001

in Mouza Jugsalai within Survey Ward No 3 within
P.S.Jugsalai town Jamshedpur Dist.East Singhbhum
more fully described in the schedule below, on
total consideration of Rs.3,50,000/-(Rupees Three
Lakhs fifty thousand) only in favour of the
purchaser, on the following terms and conditions
as stated below:-

Now this Sale Deed Witnesseth as follows:-

- 1) That in consideration of a sum of Rs.3,50,000/-
(Rupees Three Lakhs fifty thousand) only paid
by the purchasers to the vendors, by way of Cheque
bearing No: 100324 dated 07/7/2001 drawn



॥ 8 ॥

on State Bank of India, Jugsalai Branch, Jamshedpur
 the receipt of which sum the vendors hereby
 admit and acknowledge as full, final and the
 highest consideration amount against the sale
 of the schedule below property, the vendors have
 conveyed and transferred by way of sale the
 schedule below property with all their rights,
 title, interest, possession, easements and
 appurtenances thereto in favour of the purchaser
 TO HAVE AND TO HOLD the same as the lawful owner
 thereof, without any interruption, hindrance or
 disturbances from or by the present vendors or any
 other person or persons claiming under them



107/2010/10/10/10/10
 9. 2. 2009
 1008-6-1
 1008-6-1

:: 9 ::

- 2) That the vendors have delivered the peaceful possession of schedule below property to the purchaser, absolutely free from encumbrances, liens or charges and attachments of any kind whatsoever;
- 3) That from today all rights, title, interest and possession of the vendors over the schedule below property vested completely with the purchaser, who has become the lawful owner of the same and she is free to use and enjoy over the same in any manner as the purchaser shall think fit and proper.
- 4) That the purchaser shall be entitled to obtain mutation of schedule below property in her



24-2-01/30/11/10
 9-4-2009
 Subdhanu Chandra
 1-9-2001

:: 10 ::

own name in the records of the Landlord through
 Circle Officer Jamshedpur and also in the records
 of Jugsalai Municipality and accordingly shall pay
 rent and / or other charges for the same and to
 obtain receipts thereof in her own name.

5) That the vendors have further agreed to execute
 and register, at the cost of the purchaser, any
 other deed of assurance, if necessary, to more
 perfectly ensure the ownership and possession of
 the purchaser, over the schedule below property.

6) That this sale shall be binding on all concerned
 including the legal heirs and successors of both
 the Vendors and the Purchaser.



॥ 11 ॥

7) That the vendors have handed over all the relevant documents in connection with the schedule below property to the purchaser today.

Schedule

All that Piece and Parcel of land measuring 0.03.20 Hectare equivalent to Five Kathas together with residential house which consists of two finished rooms measuring 8'ft.X 10'ft. each, one pucca room measuring 8'ft.X 10'ft. One Latrine & bath room measuring 4'ft.X 4'ft. each, standing thereon situated at Mouza Jugsalai being Plot No 312 A to C under Khata No 222 within Survey Ward No 3, P.S.Jugsalai Town Jamshedpur, pergana Dhalbhum, Dist.Sub-registry

100Rs.



21/07/2001/3120/10
9. 5 2009
Gurdeep Singh
1-9-2001

:: 12 ::

office Jamshedpur, Dist. East Singhbhum and which is bounded as follows:-

North :: - Alley

South :: - Babulal Choudhary

East :: - Branch Ram Tekri Road

West :: - Bajranglal Agarwal

Annual rental of Rs. 0.80 paise only payable to the Landlord through Circle Officer at Jamshedpur.

In Witness Whereof the Vendors have signed this sale deed today at Jamshedpur on the date aforementioned;

Witnesses:-

1) Bajranglal
1-9-2001

2) Ram Choudhary
1-9-2001

:: 13 ::

12/16/2001 3:45 PM
9. 1. 2001
B. A. Aggarwal
1-9-2001

Drafted, read over and explained the contents
of this sale deed to the Executants/Vendors
who found and admitted the same to be true and
correct.

B. A. Aggarwal
Advocate 1.9.2001

Typed by

md. umar
Md. Umar, Jsr. Court

Original and duplicate are same and exact copy of
each other and this sale deed has 1650 words.

B. A. Aggarwal
1.9.2001

JUGSALAI NOTIFIED AREA

WARD NO. 3

SHEET NO. 1

R. Thana - Ghatsila

DISTRICT - Singhbhum

Scale 1 c.m. = 10 Miter

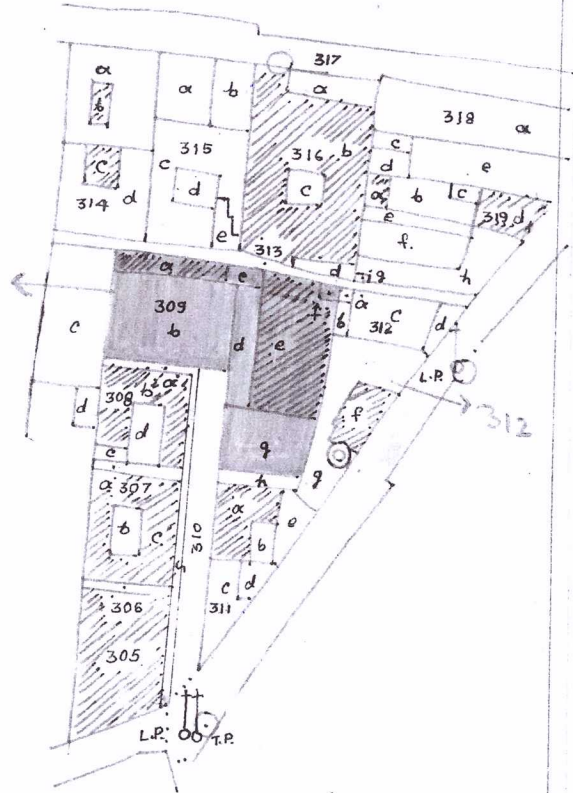
R.F. 1:1000

Year - 1970-71

Shown in Red portion -

Khata No. - Plot No. - Area.

222	- 309	α	- 0.00.46	Hectar
		b	- 0.02.02	"
		c	- 0.00.15	"
		d	- 0.00.50	"
		e	- 0.01.90	"
		f	- 0.00.05	"
		g	- 0.00.97	"
<u>Total Area</u>			<u>0.06.05</u>	<u>Hect</u>



J. Mantri
28/1/2000

अं अमान
जमशेदपुर

हं कर्मचारी

अं गिरिशंकर
जमशेदपुर

अं अधिकारी
जमशेदपुर

family

RS.



Account
Jamshecpur
Arjun
Arjun
Sri Dhand
Sri Dhand

Witnessed by me and signed
in my presence
21/12/95
Advocate

MEMORANDUM OF FAMILY ARRANGEMENT.

THIS MEMORANDUM OF FAMILY ARRANGEMENT evidencing the terms and conditions of the family arrangements which took place on 14.12.94, is executed on this the 21st day of December, 1995 at Jamshecpur.

A M O N G S T

21/12/95
MAYA NIGAM
NOTARY
JAMSHEDPUR

1. Sri Dhand Agarwal son of Late Madan Agarwal, by faith Hindu, by occupation business, resident of Branch Rentekei Road, Jugsalai, P.O. and P.S. Jugsalai, town Jamshecpur District Singhbhum East, hereinafter called the Party no. 1.

2. Sri Hari Kumar Agarwal son of Sri Dhand Agarwal by faith Hindu, by occupation business, resident of Balson Line Ashiana Gardens, Sonari, P.O. & P.S. Sonari, town Jamshecpur, Distt. Singhbhum East, hereinafter called the Party No. 2.

21/12/95
3.

Sri Arun Kumar Agarwal s/o. Sri Dhand Agarwal, by faith Hindu, by occupation business, resident of Near

Accepted
Sri Anand
Sri Ajit
Sri Ajay
Sri Bajranglal
A. V. Agarwal

Identified by me and signed
in my presence

21/12/95
Advocate
Raj

Indian Overseas Bank, Bisra Road, Hourkela, P.S. Plant Site,
Distt. Sundergarh, Orissa, hereinafter called the party no.3.

4. Sri Ajay Kumar Agarwal son of Shri Bajranglal
Agarwal, by faith Hindu, by occupation business, resident of
Rajasthan Vidya peeth G ali, Kanke Road, Ranchi, P.S. Kanke,
Dist. Ranchi, hereinafter called the Party No.4.

5. Sri Ajit Kumar Agarwal son of Shri Bajranglal
Agarwal, by faith Hindu, by occupation business, resident of
Jhanda Chowk, Jhumritilaiya, Kodama, hereinafter called the
Party no.5.

6. Sri Anand Kumar Agarwal son of Shri Bajranglal
Agarwal, by faith hindu, by occupation business, resident of
Branch Bantekri Road, Jugsalai, P.O. & P.S. Jugsalai, town
Jamshepur, District Singhbhum East, hereinafter called the
party no.6.

WHEREAS, Shri Bajranglal Agarwal, the Party no.1
is the father of the Parties no.2 to 6 :

AND WHEREAS, the aforesaid Shri Bajranglal Agarwal,
Party no.1 owns and possesses one single storeyed building
being Municipal Holding No.98, Ward no.3 of Jugsalai Muni-
cipality comprising of Municipal Survey Plot No.309 under Khata
No.222 as absolute owner thereof ;

AND WHEREAS, the said Bajranglal Agarwal also owns
and possesses one double-storeyed building situated on the
adjacent Western side of the aforesaid single-storeyed build-
ing being Municipal Holding no.98A, Ward no.3, Jugsalai
Municipality comprising of Municipal Survey Plot no. 309
under Khata no.222 as absolute owner thereof :



Deemed
Amendment
Anand
Anand
Bajranglal
Anand

- 3 -

Identified by me and signed
in my presence
21/12/95

AND WHEREAS, the aforesaid double-storeyed building standing on Municipal Holding no. 98A although stands recorded in the name of Shri Anil Kumar Agarwal, the Party no.2 in the records maintained by the Jugsalai Municipality, the aforesaid building together with the land on which such building situated is the property of Shri Bajranglal Agarwal, the Party no.1 as absolute owner thereof ;

AND WHEREAS, in order to preserve the prestige and reputation of the family to which the parties belong and to prevent the parties from involving in ruinous litigation, the party no.1 to 6 mutually decided to allot the aforesaid two buildings situated in Holding no.98 and 98A, more fully described in Schedule A and B below, in favour of Shri Anand Kumar Agarwal, the party no.6 ;

AND WHEREAS in terms of the aforesaid mutual and amicable decision arrived at by and between the parties, the party no.1 to 5 allotted the aforesaid two buildings described in Schedule A and B below, in favour of Shri Anand Kumar Agarwal, the party no.6 in an amicable family arrangement held on 14th day of December, 1994 at Jugsalai, Janshedpur :



AND WHEREAS, after the aforesaid family arrangement, the buildings described in Schedule A and B below, are being possessed and owned by the aforesaid Anand Kumar Agarwal, the party no.6 acting upon the amicable family arrangement referred to above ;

AND WHEREAS; the parties abovenamed now consider it necessary and expedient to reduce into writing the terms and conditions of the aforesaid oral family arrangement in order to avoid future complications. The terms and conditions to which the parties already have arrived at in the said

Arvind
Arvind
Arvind
Arvind
Arvind
Arvind

Identified by me and signed
in my presence
21/12/95

family arrangement, are as follows :-

1. That the buildings standing on Holding No.98 and 98A more fully described in Schedule A and B below, will be owned and possessed by Shri Anand Kumar Agarwal, the party no.6 as absolute owner thereof.
2. That none of the parties, namely, party no.1 to 5 shall claim any right, title and interest whatsoever in the aforesaid two properties.
3. That it has been, however, mutually agreed and understood by and between the parties that Bajranglal Agarwal, the Party no.1 being the father of the parties, shall continue to reside in the building situated in Holding No.98A till his death and the party no.6 shall not be entitled to raise any objection relating to stay of the party no.1 Bajranglal Agarwal in the said house nor the Party no.6 shall be entitled to take any steps for evicting the said Bajranglal Agarwal therefrom.
4. That for the sake of convenience and better identification of the properties described in Schedule A and B below a sketch map showing the position of the aforesaid two properties has been annexed with this Deed which shall form part of the Deed.
5. That it has been categorically admitted by the parties no.1 to 5 that they have accepted and acted upon the aforesaid oral family arrangement referred to above and they will continue to abide by the terms and conditions set forth herein.



SCHEDULE -A-

[Signatures of witnesses]
 - 5 -
 [Signature of Advocate]

H. K. P. Raju

21/12/95

Single-storeyed building situated on Municipal Holding no.98, Ward no.3, Jugsalai Municipality, appertaining to Municipal Survey Plot no.309 under Khata no.222 of the Municipal Survey of 1973 and bounded as follows :-

- North : Alley,
- South : Alley, then house of Babulal Choudhury
- East : House of Arvind Kumar Agarwal.
- West : Passage and portion of Holding no.98A

SCHEDULE-B

Double-storeyed building situated on Municipal Holding no.98A, Ward no.3, Jug-salai Municipality, appertaining to Municipal Survey of 1973 plot no.309 under Khata no.222 and bounded as follows :-

- North : Alley
- South : House of Mahabir Prasad Sharma.
- East : Holding no.98.
- West : House of Ramesh Kr. Agarwal.

IN WITNESS WHERE OF, the parties abovementioned have set their respective hands on the day, month, year and place aforementioned in presence of witnesses.

Witnesses :-

1. [Signature] (A. W. TRIPATHY)
2. [Signature]

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. [Signature]
6. [Signature]

attested by me and signed
 in my presence.

[Signature]
 Advocate
 21/12/95

MAYA NIGAM
 NOTARY
 JAMSHEDPUR



21/12/95