



### AGREEMENT OF SLAE

THIS AGREEMENT OF SALE is made on 15<sup>th</sup> day of July 2002 BETWEEN Mr. R.G.Date S/o of Late G.N.Date by faith Hindu by occupation retired Employee of Telco, resident of 33 Cottage Green Park, Anil surpath, Uliyan, P.S.Kadma, P.O.Kadma, Town Jamshedpur District Singhbhum East, herein after called the (Seller) "FIRST PARTY" (including his heirs, Successor or Representative) on the one part:

BETWEEN

Mr.S.Balasubramanian S/o. of L.G.Sivasankara Iyer, by faith Hindu by Occupation Service resident of Quarter No. B/5/33, UCIL Colony, Jadugoda Mines, State Jharkhand, herein after called the (Purchaser) "SECOND PARTY" on the terms and conditions mentioned below as agreed mutually by the "First Party" and "Second Party" and declared as follow:

That the "First Party" is the owner of the land and house situated 33 Cottage Green Park, Anil surpath, Uliyan, P.S.Kadma, P.O.Kadma, Town Jamshedpur District Singhbhum East, in Mouza Gumriyagora, Measuring 1.03 Kathas, Thana No. 1157, Khewat No.1 a portion of R.S.S.Plot No.691 Khata No.2 Measuring of 0.93 acres, corresponding to recent survey settlement Plot No.839 J.N.A.C. Ward No.1 a and bounded by:

North : Portion of R.S.S. Plot No. 628  
South : Portion of R.S.S. Plot No. 691  
East : Portion of R.S.S. Plot No. 691  
West : Portion of R.S.S. Plot No. 628 & 690

AND HOLDING NO.33 IS BOUNDED BY:

North : Holding No. 34  
South : Holding No. 32  
East : Portion of RSS Plot No. 691  
West : Common lands common with other holding owners common areas means land excluding areas covered by Holding No. 1 to 35

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S. Balasubramanian

R. G. Date



Handwritten notes in the left margin: '2804. 2004.000/2', '8V90', and '18/9/2002'.

01CC 947475

SALE DEED

THIS DEED OF SALE is made on this the 18th day of September, 2002 at Jamshedpur : B Y :

SRI R.G.DATE son of Sri G.N. Date, by religion Hindu, Nationality Indian, by occupation service, resident of Cottage No.33, Green Park, River Base Uliyan, P.S. Kadma P.O. Kadma town Jamshedpur, District Singhbhum East, hereinafter called the "VENDOR/SELLER" (which expression shall unless excluded by or repugnant to the subject or to the context mean the Vendor/Seller above named and also includes his heirs, successors, administrators and legal representatives) OF THE ONE PART;

IN FAVOUR OF

Mr. S. Balasubramanian son of L.G. Sivasankara Iyer, by faith Hindu, by occupation Service, by Nationality Indian, resident of Quarter No. B/5/33 UCIL Colony Jadugora Mines, P.S. Jadugora Pergana Dhalbhum, District Singhbhum East, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or to the context mean the ... ..)

R.G. Date - 18.9.2002

18/9/2002

3000Rs.



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R.G.D. & Co.  
18.7.2012

Purchaser above named and also includes his heirs, successors administrators and assignees) OF THE OTHER PART;

WITNESSETH AS FOLLOWS :

Whereas: The Vendor is the lawful, bonafide and absolute owner of the property, being No.33, Cottage Green Park, Anil Surpath, Uliyan, situated in mouza Gumriyagora, Thana No.1157, recorded under Khewat No.1 a portion of R.S.S. Plot No.691, Khata No.2, present survey settlement New Plot No.839, Ward No.1 J.N.A.C, measuring area 559 Sq.ft, fully described in the schedule below and the Vendor/Seller has acquired the land from the original owners namely (1) Smt. Santa Das, wife of Sri Damodar Das, (2) Smt. Sarswati Das, w/o Sri Gour Hari Das, (3) Smt. Abha Rani Das w/o Sri Fakir Chandra Das, (4) Sri Gunadhar Choudhury s/o late Hare Krishna Choudhury (5) Sri Subir Chandra Choudhury s/o late Hare Krishna Choudhury above named 1 to 5 are by religion ... ..

100Rs.



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R. G. Dab-  
18.9.2002

Hindu, residing at Uliyan Baste P.S. & P.O. Kadma town - Jamshedpur and (6) Smt. Shibu Das, widow of late Bishambhar Das (7) Smt. Yogmaya Rani Das, w/o Sri Ananta Das above named 6 and 7 are by religion Hindu, resident of village Gamariha, P.O. & P.S. Gamariha, District Singhbhum West. AND (8) Smt. Alaka Das, wife of Sri Bholanath Das, by religion Hindu, residing at village Garua, P.O. & P.S. Mango, town Jamshedpur District Singhbhum East. Above named 1 to 8 are being represented by their constituted Attorney Sri Bimalendu Ghose s/o late S.C.Ghose, resident of 35 Circuit House Area (North-West) P.S. Sonari, town Jamshedpur, District Singhbhum East, (Vide registered Power of Attorney No.IV-530 dated 15.6.1991) registered at Jamshedpur Sub-Registry office at Jamshedpur. by means of virtue of registered Sale Deed No.5547 dated 17-11-1992, registered at Jamshedpur Sub-Registry office at Jamshedpur and the vendor has again Deed of Relinquishment from the previous vendors Attorney.....

100Rs.



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R. G. Dab-  
16.9.2007

Sri Bimalendu Ghose s/o late S.C.Ghose of 35 Circuit House Area (North-West) P.S. Sonari, town Jamshedpur, District Singhbhum East, vide Deed of Relinquishment Deed No.4400 dated 20-11-1992, registered at Jamshedpur Sub-Registry office at Jamshedpur. After purchase the land the vendor has mutated his name, Vide Mutation Case No.382/96-97 and obtained a rent receipt in his own name in the office of the Landlord through the C.O. at Jamshedpur and paying the rent regularly. And the vendor has constructed a residential house and living with family and he along with family members are in peaceful physical possession of the same without any interruption from anybody and any corner.

And whereas the vendor/seller above named being the absolute owner of the property, fully described in the schedule below is entitled to transfer his right, title and interest over the schedule below property in favour of the purchaser by executing a proper, registered sale deed on receipt of the entire consideration of it.

100Rs



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R. G. Dab  
18.5.2022

And whereas the consideration for transferring the right, title and interest of the schedule below property has been calculated and fixed at Rs.2,24,000/- (Rupees Two Lacs and Twenty four thousand) only paid by the purchaser to the Vendor and thus the vendor above named hereby acknowledge the receipt of entire consideration amount of schedule below property from the purchaser.

NOW THIS DEED OF WITNESSETH AS FOLLOWS:

1. That in consideration of a sum of Rs.2,24,000/- (Rupees Two Lacs and Twenty four thousand) only paid by the purchaser to the vendor as mentioned before the vendor hereby transfer by way of sale all that land along with house property mentioned in the scheudle below unto the purchaser, his heirs, successors **TO HOLD AND TO POSSESS** the same absolutely.
2. That from this all all right, title and interest of the vendor in respect of the schedule property hereby transferred and vested absolutely with the purchaser who is already in possession of the same and he shall be owner of the same on his own.....

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R. G. Doh-

18.9.2002

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right, title, interest and possession and also his heirs, successors and assignees.

3. That the purchaser shall take all steps or shall cause to make steps for substitute/mutate his name in respect of the land along with house mentioned in the schedule below hereby transferred in the office of the Landlord the State of Jharkhand and also in the record of other authorities in place of the vendor as owner of the same and will pay the rent and other charges as shall be fixed by the landlord. The Vendor will give all possible assistance for the same including any document as may be required but at the expenses of the purchaser.

4. That the vendor hereby declare that the property, described in the schedule below and hereby transferred has not been encumberred in any manner and he is transferring the same to the purchaser free from all encumbrances.

5. That the vendor also hereby declare that the purchaser's right, title and interest over the schedule below land so acquired by him by this Deed of Sale shall.....

R. G. Dada-  
18.9.2002

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shall not effect in any way if any him by this deed of sale shall not effect in any way if any misdescription in found otherwise in schedule property in future.

6. That the Vendor/Seller has delivered the peaceful possession of the schedule property to the purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.

7. That the vendor has 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.

8. That this sale shall be binding on all concerned including the legal heirs and successors of both the vendor and purchaser.

9. Schedule :- All that piece and Parcel of residential house Total built-up area 539 Sq.ft, situated 33 Cottage Green Park, Anil Supath, Uliyan, comprised of 2 (two) Bed rooms, One Kitchen, One Toilet, One Dining cum Drawing Room, One Front Varandah, One Scooter Parking...

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R.S. Dak-  
78.9.2002

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space (covered) Spiral staircases, leading to the roof, situated at the left side of the front. One room at the first floor and barbade wire fencing, together with other common services all other cottage holders, Situated in mouza GUMARIYAGORA Thana No. 1157, Khewat No. 1, a portion of R.S.S. Plot No. 691 Khata No. 2. Corresponding to recent survey settlement Plot No. 839, Ward No. 1 J.N.A.C measuring an area 559 Sq.ft. (Out of total area 0-01-03-Katha) within P.S. Kadma town Jamshedpur, District Sub-Registry office at Jamshedpur, Dist. Singhbhum East, which is bounded by : that is to say:

North:- Holding No. 34

South:- Holding No. 32.

East :- Portion of R.S.S. Plot No. 691

West :- Common lands common with other holding owners common area means land excluding areas covered by Holding No. 1 to 35.

Annual rent :- Rs. 7.50 Paise, payable to the Landlord through the C.O. at Jamshedpur, within the State of Jharkhand.

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R. G. Godbole  
18.9.2002

In witness whereof the vendor has signed in this Deed of Sale on the day, month and year first above mentioned at Jamshedpur.

Witnesses

1. ~~Godbole~~ V. R. GODBOLE.  
18/9/2002

2. B. Krishnan B. Krishnan  
18/9/02

Drafted, Read over the explained the content of this Sale Deed to the Executant/vendor who found and admitted the same to be correct and true.

Advocate <sup>AKM</sup> 18/9/02

Jamshedpur court.

Typed by <sup>AKM</sup> 18/9/02

R.K.Dey, Jamshedpur court.

Certificate

Original and duplicate are same and exact copy each other and this Sale Deed has 1250 words.

Advocate  
AKM  
18/9/02