

30th July 2013 Sale of 14,000/- 2630 1000Rs.



Handwritten notes: 11/7, 1526, 11/7/15, 321, 15,14700, 2800, 73000, 4/6/15, 11/7/15, 11/7/15, 11/7/15.

SALE DEED.

THIS DEED OF SALE is made on this the 11th day of July, 1995 at Jamshepur; BY & BETWEEN :-

Handwritten notes: For paid, A.D. 5822, N.D. 3620, Salma 3250, P.F. 274, 62744, 11/7/15.

MRS. NUTAN DEVI wife of R.P. Srivastava, by faith Hindu, by nationality Indian, residing at Ulidih Sharma Line, Mango, P.S. Mango, Jamshepur, District East Singhbhum, hereinafter called the SELLER of the ONE PART; AND

IN FAVOUR OF

SRI SANJAY KUMAR son of Dharam Nath Prasad Srivastava, by faith Hindu, by occupation service, by nationality Indian, residing at K-2/84, Tube Baridih P.O. Baridih, P.S. Sidhgora, Jamshepur, District East Singhbhum, hereinafter called the PURCHASER of the

OTHER PART.

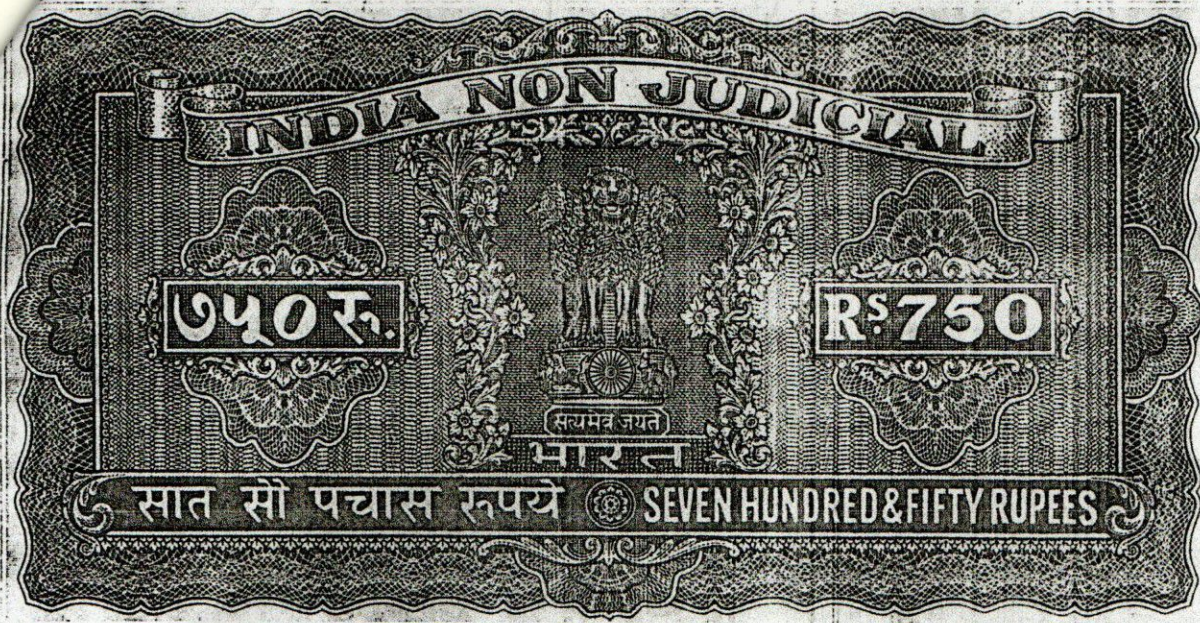
ATTESTED

CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR (INDIA)
Regd. No. 133

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY :- Rs. 14000/- (Fourteen thousand) only.

13 MAR 2013



-- 2 --

SCHEDULE.

(Description of the land hereby sold)

District East Singhbhum, District Registry Office at Jamshedpur, in Mouza Mango, P.S. Mango, ward No. 9, under Khata No. 303, portion of Plot No. 1790, measuring an area 40' ft. X 50' ft. i.e. 2000 Sq. ft. of raiyati agricultural land, which is bounded by :-

North :- Plot of Society;

South :- Road;

East :- Mr. Bijay Kumar Singh;

West :- Domán Majhi.

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 Regd. No. 133

13 MAR 2013

Annual rent Rs. 0.50 paise only payable to the landlord of the State of Bihar, Block at Jamshedpur.

WHEREAS the Seller is the sole, absolute and lawful owner of all that land fully described in the schedule above and the said land has been recorded in the name of the Seller and she has been in peaceful possession

✓ Mukundan Devi
4/7/95

-: 3 :-

over the same without any interruption from any body;

AND WHEREAS being in urgent need of money the Seller has agreed with the purchaser for ABSOLUTE SALE of the above schedule land for a total consideration money of Rs.14000/-(Rupees fourteen thousand) only and whereas the purchaser has agreed to purchase the same.

NOW THIS DEED OF SALE WITNESSETH :-

That in consideration of the said sum of Rs.14000/- (Rupees fourteen thousand) only paid by the purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full, final and highest-consideration of the above schedule land, the Seller does hereby absolutely sell, convey, transfer and deliver the all that land in favour of the purchaser by this deed of sale.

That the Seller has delivered possession of the above schedule land to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale or any means he likes and the purchaser shall be at liberty to have his name mutated in the office of the landlord and pay rent for the same in his own name.

That from this day all the right, title and interest of the Seller in the above schedule land will cease to exist and will vest unto the purchaser.

That the land hereby conveyed by this deed of sale is free from all encumbrances, charges and liens.

That the Seller has not charged or transferred the above land in any way to any one else and if

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CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR (INDIA)
Regd. No. 133

13 MAR 2013

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-: 4 :-

for any defect of title or possession of the Seller in the above schedule land, the purchaser suffers any loss, then the Seller will be liable to compensate the same.

That the terms Seller and Purchaser used in this deed will mean and include their heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF the Seller has hereunto set her hand on this deed the day, month and year first above written.

Read over and explained the contents of this deed to the executant in Hindi who admits the same to be true and correct.

Madan Mohan Mandal

Witnesses : 1. Ramsh Prasad Mishra

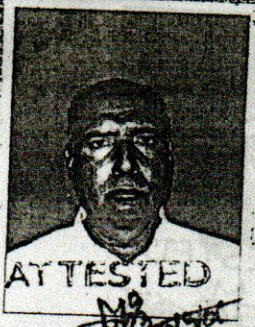
2. Madan Mohan Mandal

Typed by
A. Chatterjee
(A. Chatterjee)
Jamshedpur court.

ATTESTED
[Signature]
CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR (INDIA)
Regd. No. 133

13 MAR 2013

11 Sale 50,000/- M.B.M. ✓ 2 1000Rs.



M.M. Mandal
Advocate
Jamshedpur Court

व्यक्ति (गै)
3/3/2006



₹ 2000

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3/3

SALE DEED.

THIS SALE DEED is made on this the 3rd. day of March, 2006, at Jamshedpur; BY:-

CHANDRABHAN SINGH Son of Late Mahabir Singh, by caste Rajput, by faith Hindu, nationality Indian, by occupation cultivation, resident of Baliguma, P.S.M.G.M. Medical College, District Singhbhum (East), hereinafter called the SELLER of the One Part ;

IN FAVOUR OF

SANJAY KUMAR Son of Sri Dharam Nath Prasad Srivastava, by faith Hindu, by nationality Indian, by occupation Service, resident of Hill View Colony, Road-No.2, P.O. and P.S.M.G.M. Medical College, Mango, Jamshedpur, District Singhbhum (East), State Jharkhand, hereinafter called the PURCHASER of the Other Part ;

ATTESTED
CHANCHAL SARKAR
NOTIARY PUBLIC
JAMSHEDPUR (INDIA)
Regd.No.133

13 MAR 2013

Handwritten notes on the left margin:
fee paid 31/3/2006
500 = 10
36 =
536 =
250
29
537 =
373



31/3/2013
9202/15/15

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NATURE OF DEED : DEED OF SALE.

CONSIDERATION MONEY: Rs.50,000/- (Rupees fifty thousand) only.

WHEREAS the Seller is the sole, absolute and lawful owner of all that land fully mentioned in the schedule below ;

AND WHEREAS the said land mentioned in the schedule below has been recorded in the survey settlement record finally published in the year 1979 in the name of Purnima Bai and she had been in peaceful possession over the said land till her death. Said Purnima Bai died issueless leaving behind the present Seller as her nephew legal heir, successor. And after death of said recorded tenant Purnima Bai and her husband the present Seller being legal heir, successor inherited the schedule below land and has been in peaceful possession over the same without any interruption from any body ;

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CHANCHAL SARKAR
 NOTARY PUBLIC
 JAMSHEDPUR (INDIA)
 Regd.No.133

13 MAR 2013

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JAL V. V. D. R.

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AND WHEREAS now being in urgent need of money the Seller has agreed with the purchaser for absolute sale of the schedule below land for a total consideration amount of Rs.50,000/- (Rupees fifty thousand) only and the purchaser has agreed to purchase the same at that price ;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the said sum of Rs.50,000/- (Rupees fifty thousand) only paid by the purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the schedule below land by the Seller, the Seller does hereby absolutely and forever sell, convey, transfer and deliver the all that land mentioned in the schedule below in favour of the purchaser by this deed of sale.
2. That the Seller has delivered possession of the schedule below land to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with

ATTESTED

CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR (INDIA)
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power to dispose of the same in any manner he likes and the purchaser shall be at liberty to get his name mutated in the records of the landlord the State of Jharkhand through C.O. at Jamshedpur and shall pay rent for the same in his own name.

3. That from this day all the right, title, interest of the Seller in the schedule below land will cease to exist and will vest in the purchaser and the purchaser will become the absolute owner thereof from this day.

4; That the land hereby conveyed by this deed of sale is free from all encumbrances, charges and liens.

5. That the Seller hereby declares that he has good and perfect title over the schedule below land which he has not sold, charged or transferred the same in any way to any one else prior to this deed.

6. That if for any defect of title or possession of the Seller in the schedule below land, the purchaser suffers any loss, then the Seller will be

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NOTARY PUBLIC
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3 MAR 2013

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5 :-

liable to compensate the same.

7. That the terms Seller and the Purchaser used in this deed will mean and include their heirs, successors etc. unless the same are repugnant to the context.

SCHEDULE

(Description of the land hereby sold)

District Singhbhum (East), District Sub-Registry Office at Jamshedpur in Mouza Dimna, P.S.MG.M. Medical College, Mango, thana No.1643, within Ward No.9 (nine), recorded under Khata No.303 (three hundred three), Plot No.1790 (seventeen hundred ninety) area measuring 10'ft. x 40'ft. = 400 Sq.ft. (four hundred square feet) of raiyati homestead land, which is bounded by:-

ATTESTED

CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR (INDIA)
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13 MAR 2013

North:- Plot of Society ;

South:- Rasta ;

East :- Purchaser nij;

West :- Doman Majhi ;

The land is situated out of 3000 Sq.ft. area from Road ;

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3/3/2006
S. J. B. Verma

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Annual rent Rs.3/- only payable to the land-
lord the State of Jharkhand through C.U.
Jamshedpur ;

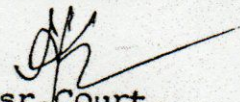
IN WITNESS WHEREOF the Seller is executing
this sale deed on the date first above written.

Read over and explained the contents of this
deed to the executant in Hindi who admits the
same to be true & correct. M.M. Mondal Advocate

WITNESSES:-

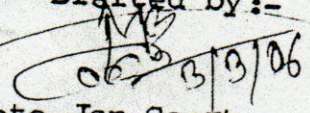
1. Vikas chandor, S/o Sri Bipin Bihari Veomra
H/o Mr. P.C. Mukherjee
Holding No. 2, Basant Vihar Colony
2. Dimna, Jamshedpur-18.
Sahadkr Sahra

Typed by:-




Jsr. Court.

Drafted by:-


06/3/06

Advocate, Jsr. Court.

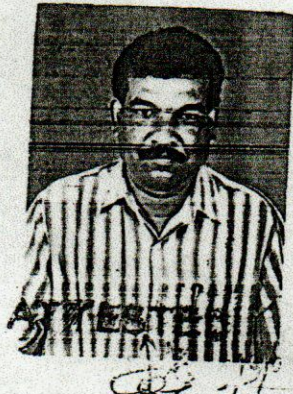
ATTESTED

CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR (INDIA)
Regd. No. 133

13 MAR 2013

NOTE: The original sale deed and duplicate copy
are true and exact to each other as per
counting of total words of this document
is 1000.

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-: 7 :-

Name of the Purchaser
(SANJAY KUMAR)



M.M. Mandat
Advocate
Jamshedpur Court



Sanjay Kumar
Signature of Purchaser

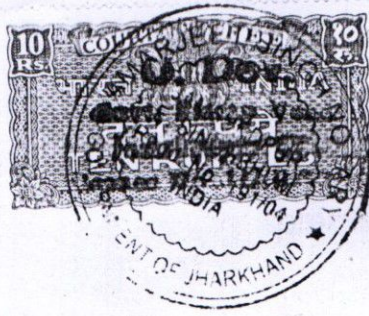
Certified that the finger prints of left hand of each person whose photographs are affixed in the document have been taken by me.

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3/9/06
Advocate.

ATTESTED

CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR (INDIA)
Regd.No.133

13 MAR 2013



Sanjay Kumar

Alka Srivastava

Identified by me & Put
Sign. In my presence

28/01/2019

ADVOCATE

AGREEMENT FOR SALE

This Deed of Agreement for Sale is made on this the
day of January, 2019 at Jamshedpur, By and BETWEEN :-

SANJAY KUMAR, Son of Late Dharma Nath Prasad Srivastava,,
by faith Hindu, by nationality Indian, Resident of Hill
View Colony, Dimna, P.O. & P.S.: M.G.M. Mango, Jamshedpur,
Dist. East Singhbhum, Jharkhand, hereinafter called the
First Party / SELLER of the one part;

A N D

MRS. ALKA SRIVASTAVA, Wife of Sri Sanjay Kumar, by faith
Hindu, by nationality Indian, Resident of Hill View Colony,
Dimna, P.O. & P.S.: M.G.M. Mango, Jamshedpur, Dist. East
Singhbhum, Jharkhand, hereinafter called the Second Party /
PURCHASER of the other part;

NATURE OF DEED : AGREEMENT FOR SALE.

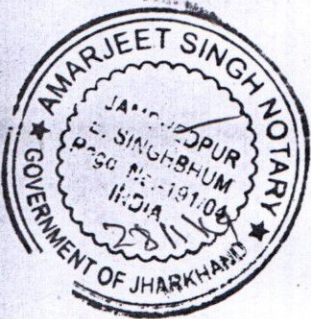
VALUE OF THE LAND : Rs. 12,50,000/- (Rupees Twelve
Lakhs Fifty thousand) only.

SCHEDULE

(Description of the property hereby sold)

In The District of East Singhbhum, state of Jharkhand,
Pergana-Dhalbhum, District Sub-Registry office and Town-
Jamshedpur, a piece of homestead landed property is
situated in Mouze-Dimna, Thana- M.G.M. Mango, Thana No.1643,

cont...2..



- day Kumar

- Alka Sainastava

Identified by me & my
Sign. In my presence
28/10/2019
ADVOCATE

-: 2 :-

Recorded under Khata No. 303, Portion of Plot No. 1790,
Ward No. 9 M.N.A.C. Jamshedpur, an area measuring 33'ft .x40'
ft. = 1320 Sq.ft. more or less, which is bounded by :-

- In the North : Mr. Manas Mitra ;
- In the South : 20'ft. Road ;
- In the East : Bijay Kumar Singh ;
- In the West : Seller Niz ;

WHEREAS The above named First Party / Seller is the absolute,
Sole and lawful owner of the homestead landed property,
morefully mentioned in the Schedule above and he is in
peaceful possession and enjoyment over the same without
any interruption from anybody whatsoever.

AND WHEREAS being in urgent need of money for his necessary
emergent, expenses, the First Party / Seller proposed to
Sell his above landed property to the 2nd Party / Purchaser
for a total consideration money of Rs. 12,50,000/- (Rupees
Twelve Lakhs Fifty thousand) only, and whereas the Second
Party has agreed to purchase the same on the following terms
and conditions ;

NOW THIS AGREEMENT & ITS WITNESSETH ARE AS FOLLOWS:

1. That in pursuance of the said Agreement and in said
consideration amount the 2nd Party / Purchaser has

Cont ...3..



Dayan Kumar

Alka Srivastava

verified by me & DU
Sign. in my presence
23/10/2014
ADVOCATE

-: 3 :-

paid a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty thousand) only, as an advance out of total consideration amount of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty thousand) only, to the 1st Party / Seller, which sum the First Party / Seller does hereby accert, admit and acknowledged to have received the said advance amount from the 2nd Party/ Purchaser.



2. That the rest balance amount a sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only, shall be paid by the 2nd Party/ Purchaser to the 1st Party/ Seller during Execution or Registration of Sale Deed in favour of the 2nd Party / Purchaser.

3. That the First Party hereby undertake and agreed that on receipt of full and final consideration price from the Second Party as stated above, he will execute and register a proper Sale Deed, transferring and conveying the aforesaid land, morefully described in the schedule above, in favour of the Second Party, at the cost of Second Party.

4. That the First Party hereby declares that the landed property hereby agreed to be sold is free from all encumbrances, liens and charges of any kind whatsoever.

5. That if any defect in the title of first party/Seller

over the aforesaid land transfer in future and the Second Party sustains any loss due to such defect in title of First Party/Seller, the First Party will be bound to compensate for the Second Party adequately for such loss.

6. That the First Party/Seller hereby declare that, he have earlier not entered into any agreement for Sale of aforesaid land or any part thereof with any other person or persons and hereby undertakes that in future he will not enter into any such agreement for sale of said landed property or any part thereof with any other person or person except in the event as stated hereinafter in this Agreement.

That both the parties and their legal heirs and successor have agreed to abide by the above terms and conditions of this Agreement strictly.

IN WITNESS WHEREOF Both the parties are hereunto set their hands and signed on this Agreement on the day, month and year first above written.

WITNESSES:

1. Anant Ks Singh

2. Ashok Kumar Rany

Dayaj Kumar

Signature of the First Party/SELLER;

Alka Srivastava

Signature of the 2nd Party/Purchaser.

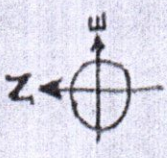
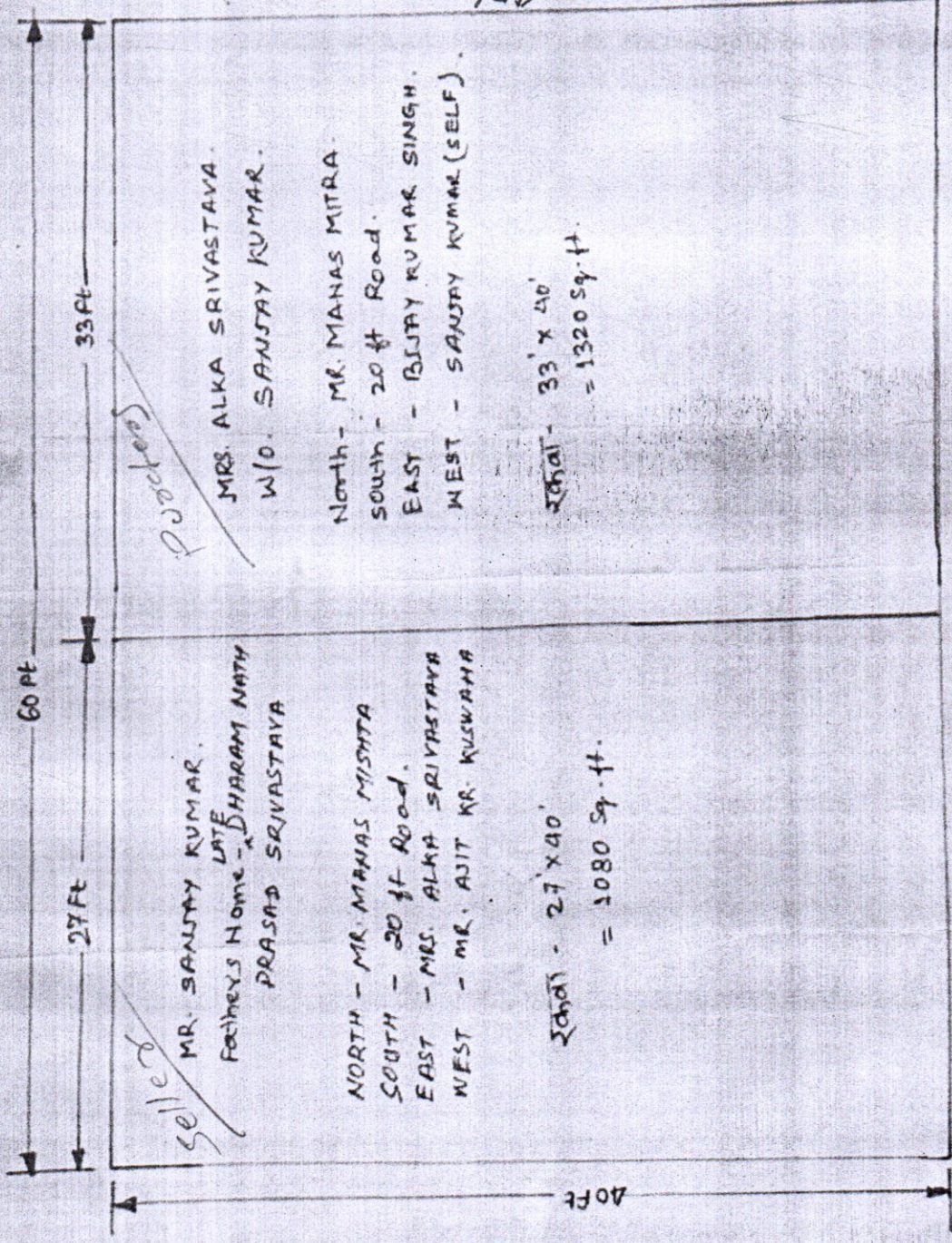


Solemnly affirmed and declared before me by the executant who has been identified by Shri. S. Jaiswal Advocate Jamshepur

NOTARY
AMARJEET SINGH

Identified by me and put Sign. in my presence
S. Jaiswal
28/01/2019
ADVOCATE

Sell Agreement



Mouza - Dimna.
Thana No. 1643
Ward - 9 Mango.
Khata No - 303.
Plot No - 1790
Circle - Jugsalai cum
Golmuri

20' wide Road.