

28 3000Rs.



Handwritten notes: 45000, 2018, 460, 30/30

Handwritten signature: Sheela Singh
2.1.89

Handwritten notes and scribbles, including the number 1187.

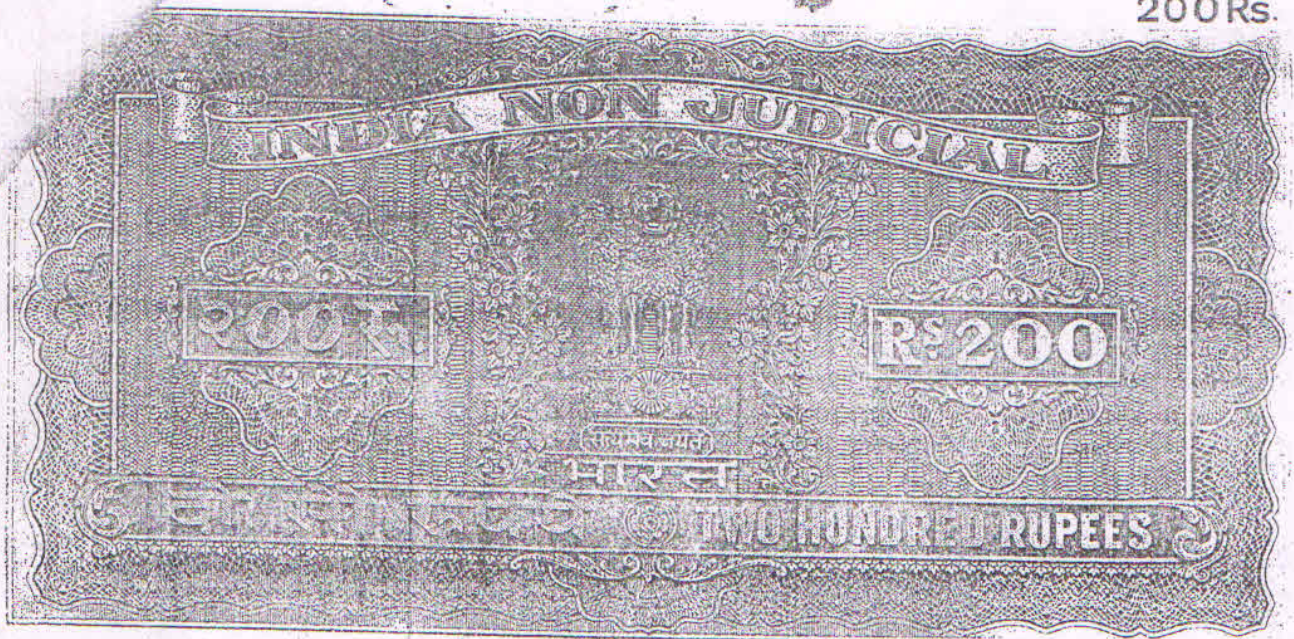
Handwritten notes: 1993.22, 24.20, 2.20, 0.28, 1082.92

SALE DEED.

THIS DEED OF SALE IS MADE ON THIS THE 2ND DAY OF JANUARY, 1989 BETWEEN/BY :-

M/s. SHABNUM ENGINEERING & FOUNDRY(P) LTD., situated at Puralia Road, Mango, P.O. & P.S. Mango, town Jamshedpur, District Singhbhum, hereinafter called "THE SELLER ". The above named company is represented through its Director in-charge Mrs. SHEELA SINGH W/O Sri Kanhaiya Singh, by faith Hindu by nationality Indian, resident of 16, Circuit House Area, P.S. Bistupur, town Jamshedpur, District Singhbhum, hereinafter called The Seller (which expression shall unless repugnant to the context include its successors-in-chair, administrators,

200Rs.



Sharda Singh
2.1.89

Page-2.

legal representatives and permitted assigns) of the
ONE PART; And

IN FAVOUR OF

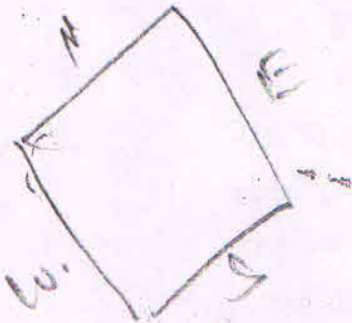
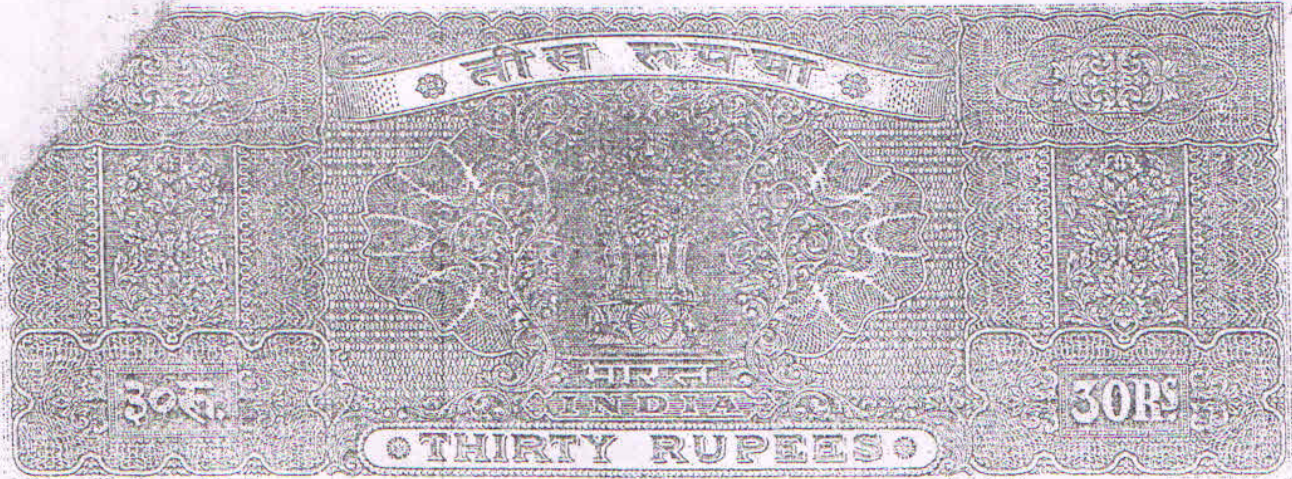
Mrs. BALWINDER KAUR W/O Mr. Harbhajan Singh
by faith Sikh, by nationality Indian, resident of
63, New Kasidih, East, Road No.2, Sakchi , P.O. & P.S.
Sakchi, in town Jamshedpur, District Singhbhum, herein-
after called ~~the~~ PURCHASER (which expression shall unless
repugnant to the context include her heirs, successors
administrators and assigns) of the OTHER PART.

NATURE OF TRANSFER :- S A I E.

VALUE OF PROPERTY :- Rs. 48,000/- (Rupees forty eight thousand)
only.

contd.p/3

30 Rs.



Ghada Singh
 2.1.89

Page - 3.

SCHEDULE B.

(Description of the property hereby conveyed)

ALL THAT piece and Parcel of land in raiyati nature measuring an area 223' - 4" inch X 40' ft. - 6" inch (out of total area 0-40-0 Kathas) together with whatsoever structures standing thereon from Middle portion in Part of Old Plot No.192 under old Khata No.39, corresponding to new Plot No.1076 Part I under new Khata No.1249, of Mouza Pardih, Thana No.1641 ward No.8 J.N.A.C. within Sub-Registry Office at Jamshedpur District Singhbhum, bounded and butted as follows :-

North By :- 20' ft. wide Road;

South By :- Plot No.1075;

East By :- Part of Plot No.1076, sold to Jaspal Singh and then Plot No.1077;

West By :- Part of Plot No.1076, sold to Harbhajan Singh and then Plot No. 973/1.

Annual rent Rs.12/- only payable to the landlord the State of Bihar, Block at Jamshedpur.

The location of land/premises is shown in 'Yellow'

contd. p/4

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Sheela Sighr
2.11.89

Page - 4.

colour in sketch map attached herewith, which shall be treated as a part of this Deed.

KNOW ALL MEN BY THESE PRESENTS :-

WHEREAS the Seller company is the lawful owner of ALL THAT LAND together with whatsoever standing thereon more particularly mentioned in the schedule above which the Seller company along with other lands had purchased from its former owner Mr. Mani Kant V. Goda and others through registered sale Deed/s registered at Jamshedpur Sub-Registry Office and the Seller Company after the said purchase came in physical possession over the said land and started business thereon under the name and style of M/s. Shabnum Engineering and Foundry(P) Ltd. a company registered under the Indian companies Act; 1956; And

WHEREAS the present land along with other land and structures within compound wall of the factory under the premises of Seller company has been recorded in the office of the Superior landlord which has been confirmed in settlement case No. 115/83-84 under section 90 of C.W.T. Act in the court of A.S.O. Sri J.J. Ekka; Jamshedpur; And

WHEREAS the Seller Company has been exercising all acts of ownership therein and has been in possession over the same without any hindrance from any corner and by payment of due ground rent and other taxes thereon; And

WHEREAS the Directors, Chair-man and Vice-chairman including others of M/s. Shabnum Engineering and foundry

Sheela Singh
2.11.89

Page-5.

of the company or part thereof to any party or purchaser and the Seller company has authorised and empowered Mrs. Sheela Singh (Director-in-charge) by their Board Meeting held on 24th Nov. 1988 to sell, negotiate, transfer, convey and deliver all that land mentioned below and other lands or any existing property of the company to any purchaser or purchasers for and on behalf of the Company; And

WHEREAS the Seller has agreed with the Purchaser FOR ABSOLUTE SALE of the schedule above property to the purchaser for a total consideration Rs. 48,000/- (Rupees forty eight thousand) only and whereas the Purchaser has agreed to purchase the same.

NOW THEREFORE THIS DEED OF SALE WITNESSETH :-

That in pursuance of the above agreement and in consideration of the said sum of Rs. 48,000/- (Rupees forty eight thousand) only the purchaser paid the said sum of Rs. 48,000/- (Rupees forty eight thousand) only, to the Seller, the receipt of which sum the Seller hereby admits and acknowledges as full, final consideration amount against the aforesaid land/premises, the Seller does hereby convey, sale, transfer, deliver and assign unto the Purchaser ALL THAT PROPERTY described in the schedule above in favour of the Purchaser by this Deed of SALE.

That all the rights, title, interest of the said 'B' schedule property of the Seller company are now vested in the Purchaser and the Purchaser

Sheela Singh
2.1.89

Page - 6.

and possess the same for ever without any interruption from the side of the Seller and its/her heirs and successors.

That the Seller or its/her heirs and successors will have no claim over the said property conveyed by this Deed of sale.

That the ground rent and other taxes of the said land/ premises now will be paid by the purchaser in place of the Seller and the Seller also gave delivery of possession of the said land in favour of the Purchaser and the purchaser shall be at liberty to get her name mutated in the office of the landlord in respect of the said land and will pay rent and other taxes in her own name.

That the land/premises hereby conveyed by this deed of sale is free from all encumbrances, charges and liens and prior to this sale, the Seller company has not conveyed, transferred, surrendered, mortgaged or otherwise alienated the same or part thereof to any party, concern or Institution.

Be it noted that if it transpires later on said land is not free from all encumbrances and if the purchaser suffers any loss due to any defect of title of the Seller to the land the Seller company shall be liable to the purchaser and will be bound to make good any such loss or damage sustained by the Purchaser, and the Seller company shall bear the cost to make the title of the Purchaser perfect in respect of the said land.

IN WITNESS WHEREOF the Seller doth hereunto

contd. p/7

Sheela Singh
2.1.89

Page-7.

set her hand to-day at Jamshedpur on the date mentioned above.

Read over the contents of this deed and found it to be correct.

Sheela Singh
SELLER. 2.1.89

WITNESSES :-

1. Harvath. S. Thakur
22, Main Road
Jamshedpur
2.1.89
2. VIVEK SINGH
2.1.89

Typed by me :-

A. Chatterjee
(A. Chatterjee) 2/1/89
Jamshedpur court