

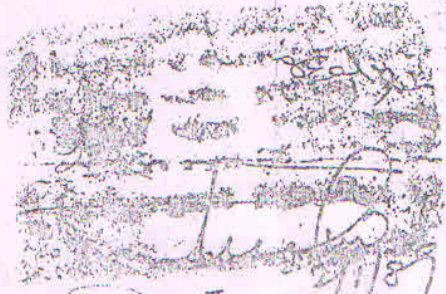
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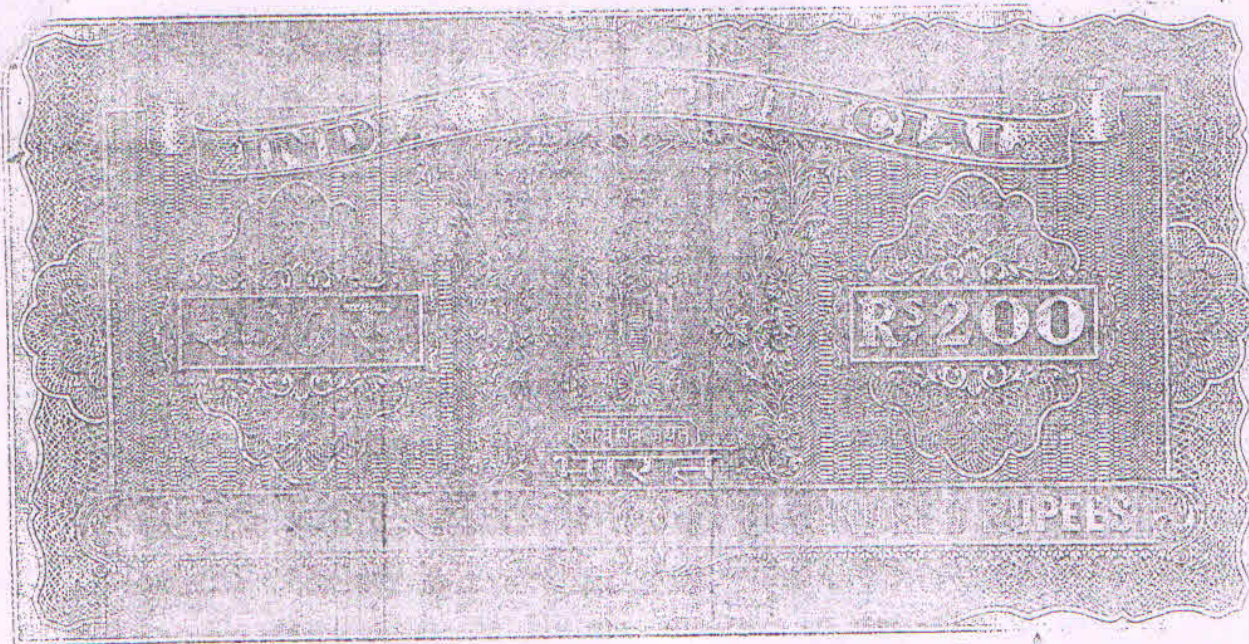


SALE DEED.

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 Furulia Road, Mango, P.O. & P.S. Mango  
town Jamshedpur, District Singhbhum. 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. Bastapur, town Jamshedpur, District  
Singhbhum, hereinafter called THE SELLER (which  
expression shall unless repugnant to the context  
include its successors-in-chain, administrators,

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legal representative and permitted assigns) of the ONE PART; and

IN FAVOUR OF

Mr. HARBHAJAN SINGH son of Late Tara Singh, faith Sikh, by nationality Indian, resident of 63, New Kasidih, East, Road No.2, Sakchi, P.O. & P.S. Sakchi, town Jamshedpur, District Singhbhum, hereinafter called the PURCHASER (which expression shall unless repugnant to the context include his heirs, successors, administrators and assigns) of the OTHER PART.

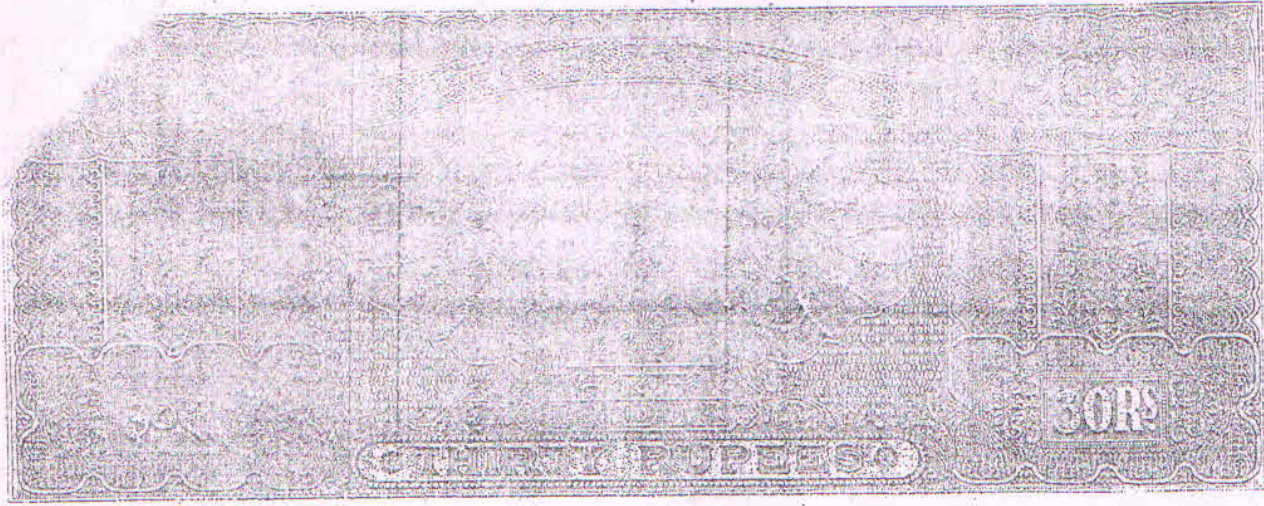
NATURE OF TRANSFER :- S A L E.

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

SCHEDULE 'A'.

(Description of the property hereby conveyed)

(1) ALL THAT piece and parcel of land in ralyati nature



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measuring an area 223' ft. -4" inch X 46' ft. together with  
 whatsoever shed and structures standing thereon out of an  
 area 0-40-0(forty) Kathas from Western side in part of old  
 Plot No.192 under old Khata No,39, corresponding to new Plot  
 No.1076(Part) <sup>Under New Khata No. 716,</sup> AND (ii) ALL THAT LAND together septic tank  
 lying therein located southern side measuring an area 47' X 14' 4"  
 in part of old plot No.192 under Old Khata No.39, corresponding  
 to new Part of Plot No. 973/1 under New Khata No.716, recorded  
 under ward No.8, Jamshedpur N.A.C. of Mouza Pardih, Thana No.  
 1641, P. S.Mango, in town Jamshedpur, Sub-Registry Office at  
 Jamshedpur, Pargana Dhalbhum, District Singhbhum, The premises  
 in schedule 'A' (i) is bounded by

North :- 20' ft. wide Road;

South :- Plot No.1075;

East :- Part of Plot No.1076

West :- Plot No.973/1 AND schedule(ii) land & Septic tank

is bounded by :-

North :- Part of Plot No.973;

South :- Part of Plot Nos. 1074 & 1075

East :- Part of Plot No.1076 now sold to Balwinder Kaur  
contd.p/4

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and Jaspal Singh;

West :- Part of Plot No.973/1 and 10' ft. wide road.

Annual rent Rs.16/-/- only payable to the landlord the State of Bihar.

The location of land/premises is shown in 'Red' 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 the ALL THAT land together with whatsoever standing thereon more particularly mentioned in the schedule 'A' above which the Seller company along with other lands had purchase 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 phsysical 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; 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, 116/83-84 under section 90 of C.N.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

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same without any hindrance from any corner and by payment of due ground rent and other taxes thereon; and

WHEREAS the Directors, Chairman and Vice-Chairman including others of M/s. Shabnum Engineering And Foundry (P) Ltd., decided to dispose of and sell the premises 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 property mentioned in the schedule 'A' above and others 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 and highest consideration of the above schedule 'A' property, the Seller does hereby convey, sale, transfer, deliver and assign unto the Purchaser ALL THAT PROPERTY described in the

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schedule 'A' above in favour of the Purchaser by this Deed of SALE.

That all the rights, title, interest of the said property of the Seller company are now vested in the Purchaser and the Purchaser with his heirs will enjoy 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 heir 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 his name mutated in the office of the landlord in respect of the above schedule 'A' property and will pay rent for the same in his 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

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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 property, 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 set her hand to-day at Jamshedpur on the day, month and year first above written.

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

Sheela Singh  
SELLER, 2.1.89

WITNESSES :-

1. ~~H. S. Chatterjee~~  
Hansubh S. Chatterjee  
22, Main Road  
Jamshedpur
2. Vivek Singh  
2.1.89

Typed by me :-

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