

Moony Sale Rs. 4,00,000

5000Rs.



2  
24/28

14

Handwritten notes: "Moredia Corroced E. Mahse 7/11/2000"

Handwritten notes: "RS. 58,80030 AS 8,000"

Handwritten note: "460"

Handwritten note: "66.800"

Vertical stamp: "M/S APEE AUTOMOBILES PVT. LTD. 7/11/2000" with a signature.

7/11/2000 SALE DEED

VENDOR:- M/S APEE AUTOMOBILES Private Limited, having its registered office at Ratu Road, P.S. Sukhdeonagar, District Ranchi, through its present Director Sharad Kumar Poddar s/o Shri Krishna Kumar Poddar, by faith Hindu, by occupation business, resident of Bariatu Road, P.S. Bariatu District Ranchi

VENDEE:- Smt. Sujata Singh, w/o Shri Ajit Kumar Singh, by faith Hindu, by occupation household affairs, resident of H.No.42, Road no.1, Kashidih East, P.S. Sakchi, town Jamshedpur District East Singhbhum.

Handwritten notes: "Fundad", "16,000", "KLM 8/11", "Shro 2/11", "Ato 2/11", "Koshy 4/11"

Handwritten date: "7/11/2000"



5000RS

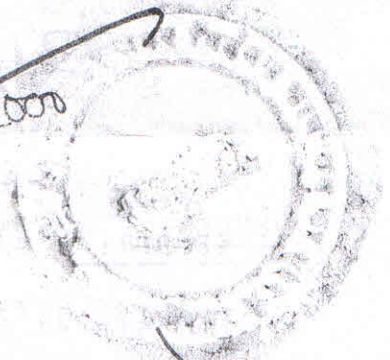
Sold to Mr. Shri Sujata Singh of Mr  
for sale deed  
No. 66800-0  
From Jamshodpur Treasury  
On 20/11/99  
20/11/99  
TREASURY OFFICE, J.S.R.



शरदकुमार-पौडार कृष्णकुमार पौडार  
वरिष्ठानु यान्तु संके वरिष्ठानु

6912000 नो. 20 से 30  
जमशोडपुर S. K. Poddar  
DIRECTOR  
7/1/2000

Ante  
2/11/2000



शरद कुम- पौडार  
दीनचन्द्र कुम- पौडार  
शरद कुम- पौडार

Ante  
7/1/2000

108  
07/1/2000

S. K. Poddar  
7/1/2000

109  
07/1/2000







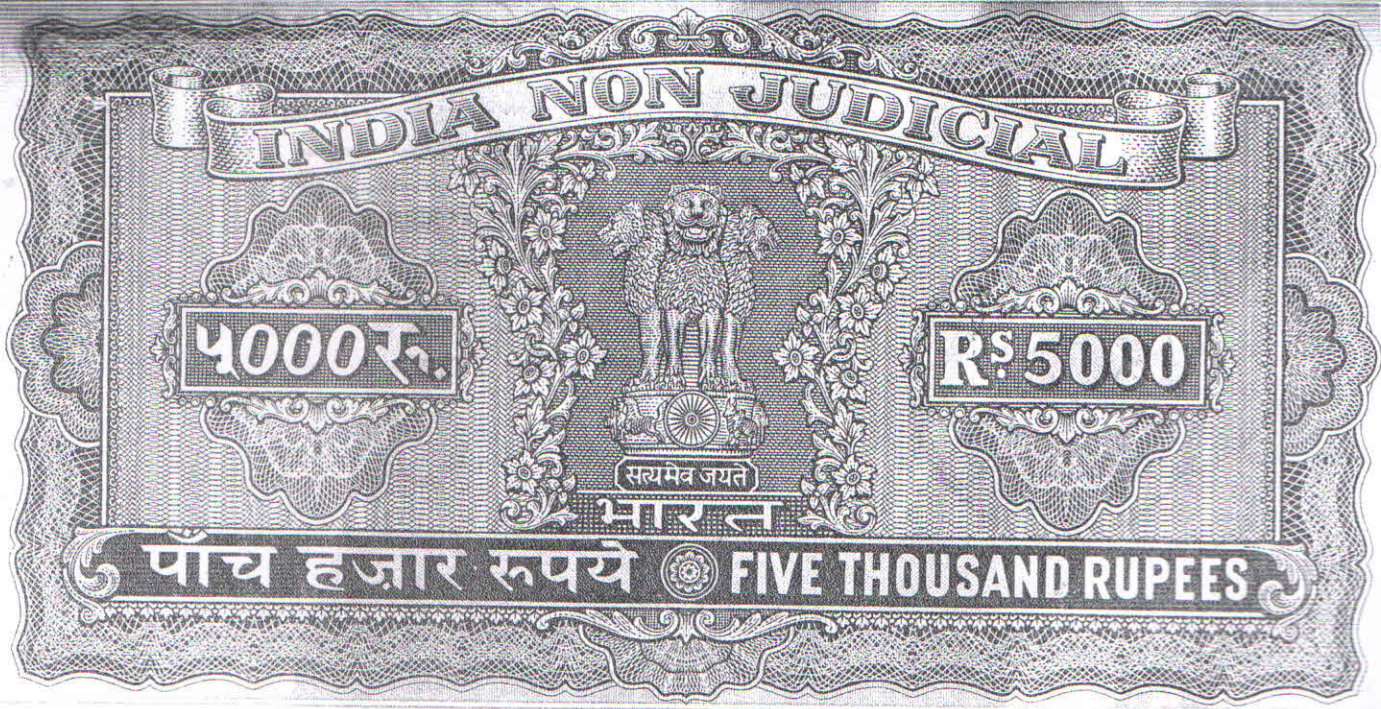
--: 2 :-

Whereas, Khata no.138, in ward no.9, in mouja-Pardih, P.S. Mango, town - Jamshedpur has been recorded in the current survey settlement operation in the name of Golak Bahari Choudhary of mouja- Pardih, and he was recorded tenant of the State of Bihar.

And whereas, after death of Golak Bahari Choudhary his legal heirs and successors sold plot no.1101,1102 and 1103 and other plots to M/s Hindustan Builders by virtue of two separate Sale Deeds bearing registration No.2456 & 2457 both dated 20.3.78 registered at Sub-registry office, Jamshedpur;

*S. K. Beldar*  
7/1/78





-: 3 :-

And whereas after purchase of the raiyati land by virtue of two registered Sale deeds one of the partners of the said M/s Hindustan Builders Shri Shakti Nath Ghosh transferred his half share in the aforesaid lands to Shri Arbind Chaudhary by registered Sale Deed no.643 dt.-26.7.78;

And whereas after having purchased half share in the aforesaid the entire land mentioned in the registered Sale deeds no.2456 and 2457 both dated 20.3.78 have been mutated in the name of Shri Arbind Choudhary vide mutati case no.8/1/279 II-89 and he was paying rent with respect to the aforesaid lands in his own name;

*[Handwritten signature and date]*  
7/1/2000





S. K. Choudhary  
 DIRECTOR  
 11/11/2010

-: 4 :-

And whereas the said Arbind Choudhary s/o Late Dhana jay Chaudhary sold the Schedule land to the present vendor vide Sale Deed no.3776 dt.-25.9.96;

And whereas, the Vendor and the Vendee have entered into an agreement for Sale with respect to raiyati land measuring area 1.4.11/2 (One bigha four kathas eleven & half dhurs) in Plot no.1101,1102 and 1103 under Khata no.138 in mouja Pardih, Ward no.9, P.O.& P.S. Mango, town Jamshedpur and the price of the said land has been fixed between the parties at Rs.4,00,000/- (Rupees four lakhs) only;









5000RS  
DIRECTOR  
17/1/2000  
S. K. B. B. B.

-: 6 :-

does hereby admit and acknowledge as full and final the highest consideration amount against the absolute Sale of the Schedule lands described below the Vendor above named by way of absolute Sale by these presents conveyed and transferred all that piece and parcel of raiyati land morefully described in the Schedule written below in favour of the purchaser with all rights, titles interests and possession which the Vendor here before had and enjoyed with respect to the said land as well as all easements and appurtenances thereto have and hold the same as the absolute owner thereof without any





DIRECTOR  
 4/11/2000  
 S. K. Bhatnagar

interruption, hinderances, or disturbance from or by the said Vendor or any other person or persons claiming under or in trust for the said Vendor.

2. That the Vendor has delivered the vacant physical possession of the said land fully described in the Sched. below in favour of the purchaser absolutely for ever.

3. That the Vendor hereby assures the purchaser and covenants:-





RECTOR  
11/10/20

- 8 -

i) That at the time of execution of this Sale Deed the Vendor above named is sole and absolute owner of the lands hereby conveyed to the purchaser as fully described in the schedule written below and the Vendor has perfect right, title and power to transfer the same accordingly the vendor has sold the same to the present purchaser by these presents.

ii) That schedule lands described below are free from all encumbrances, liens, charges or attachments of any kind whatsoever, and the Vendor has not sold or otherwise alienated the said lands of any part/share thereof to any





- 9 -

third party prior to execution of this Sale Deed.

iii) That no other person has got any right of user and enjoyment in respect of the Schedule below lands.

iv) That the purchaser shall be entitled to get her name in the records of the landlord the State of Bihar through C.O. Jamshedpur with respect to the Schedule lands mutated and pay rents thereof to the State of Bihar in her own name.

v) That all rights, title, interests and possession, of the Vendor in the schedule lands described below, vested with the purchaser who has become the absolute





*[Handwritten signature and date]*  
 20/11/20

:- 10 :-

owner thereof from this date and the Vendor has ceased to have any claim thereon.

vi) That the Vendor further agreed to execute at the cost of the purchaser any further deed/s of assurance, if at all necessary, to more perfectly ensure the rights title, interests and possession of the purchaser over the said lands described in the Schedule below.

4. That the Vendor has handed over relevant papers





-: 11 :-

with respect to the Schedule lands described below,  
to the purchaser.

5. That the expressions "SELLER/VENDOR and the  
PURCHASER/VENDEE" used herein shall mean and include  
their respective legal heirs, successors in office,  
legal representatives, executors, administrators,  
nominees and assigns (as the case may be) as far as





2002/1/7  
 S. K. S. S. S.  
 2002/1/7

--: 12 :-

the context may permit.

SCHEDULE

In the District of East Singhbhum, Percona  
 Dhalbhum, District Sub-Registry at Jamshedpur in town  
 Jamshedpur, P.S. Mango, Mouja- Pardih, Ward no.9(Mango)  
 Jamshedpur notified Area Committee, Thana no.1641,  
 Khatian no.138, portion of Plot no.1101,1102 & 1103





-: 13 :-

raiyati land measuring area 1.4.11 $\frac{1}{2}$  (one bigha four  
kathas eleven and half dhurs) as detailed below  
agricultural land

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Boundary</u>
138	1101	0.17.13 $\frac{1}{2}$	North- Plot no. 1102 South- " " 1100 East - " " 1106 West - " " 1101





-: 14 :-

REGISTRAR, RAIPUR  
 14/11/2020  
 DIRECTOR

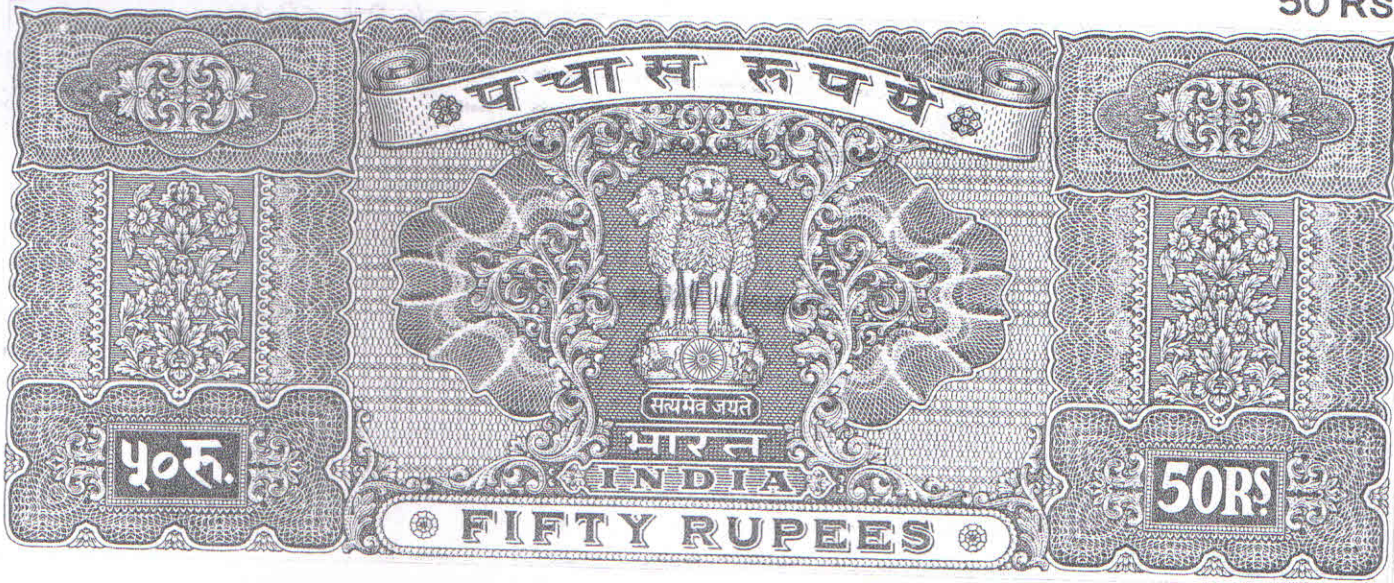
<u>Khata no.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Boundary</u>
138	1102	0.01.09	North- Plot no.1103 South- " " 1101(par East - " " 1105 west - " " 1102(par
	1103	0.05.09	North- Road South- protion of P.-11 East - Plot no.1104 West - Plot no.1103(Par

Total Area: 1-04-11½









APAR AUTOMOBILES PVT. LTD  
S. K. Bhatia  
DIRECTOR  
7/1/2000

-- 16 --

In witness whereof the Vendor/Seller above named signed and executed this Sale deed in presence of the witnesses at Jamshedpur on the 7th day of January 2000.

WITNESSES:-

1. (Signature)
2. Suresh Kumar Singh.
3. Suresh Singh, J. (Signature)  
7.1.2000

FOR APAR AUTOMOBILES PVT. LTD  
S. K. Bhatia  
Executant  
7/1/2000

Drafted by  
(Signature)  
Advocate.

Read over and explained the contents of this deed to the executant who admitted it to be correct.

(Signature)  
Advocate.  
7.1.2000