



₹ 20000 05AA 115809



ATTEST

29/11/06  
S. S. S.



*Handwritten notes in Hindi, possibly indicating the date and location of the deed.*

17/11/06  
S. S. S. MAN  
*Additional handwritten notes in Hindi.*

17/11/06  
*Handwritten signature and date.*

SALE DEED.

THIS DEED OF SALE is made on this the 17th day of November, 2006 at Jamshedpur;

BY :-

LALIT SHARMA son of Shri Murari Lal Joshi by faith Hindu, by nationality Indian, by occupation business, resident of Dimna Road, near Mango Bazar, P.S. Mango, Jamshedpur, District Singhbhum (East), Jharkhand, represented through his duly constituted attorney SRI DEVENDRA SINGH son of Late Laxmi Singh, by faith Hindu, by occupation business, resident, of Niranjan Singh complex, Flat No. 8, 2nd floor Dimna Road, Mango, P.S. Mango, town Jamshedpur District Singhbhum (East), Jharkhand, vide

*Handwritten notes on the left side of the page, including a list of numbers: 508020, 3620, 503600, 250, 0294, 503944, and a date 17/11/06.*



Devendra Singh  
17-11-06

05AA 115810

-: 2 :-

registered General Power of attorney No.493 dated 25.9.2006 registered at District Sub-Registry Office at Jamshedpur, hereinafter called the SELLER of the ONE PART ;

IN FAVOUR OF

1) SRI SUNIL KUMAR and 2) SRI SANJAY KUMAR both sons of Sri Devendra Singh, both by faith Hindu, by nationality Indian, by occupation business, resident of Niranjan Singh Complex, Flat No.8, 2nd. floor Dimna Road Mango, P.S.Mango, Jamshedpur, District Singhbhum (East), Jharkhand, hereinafter called the PURCHASERS of the other Part ;

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY :- Rs. 5,00,000/- (Rupees five lakhs) only.

WHEREAS all that vacant roof of the first floor of the premises measuring an area 55' ft. X 25' ft.

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Sewar Singh  
17.11.62

-: 3 :-

3.15 decimals in part of old Plot No.1840, Khata No.422, of Mouza Dimna, P.S. Mango, Jamshedpur, morefully mentioned in the schedule below in Item No. I, which was purchased by the Seller from its former owner Murarilal Joshi son of Late Birbal Joshi, of Dimna Road, P.S. Mango, Jamshedpur through registered Sale Deed bearing Deed No.1765 (Sl.No. 1945) registered at District Sub-Registry office Jamshedpur on 19.04.2006 ;

AND WHEREAS all that vacant land homestead nature measuring an area 4 kathas or 6.6 decimals under the same khata No.422, portion of Plot No.1840 of Mouza Dimna, P.S. Mango, Jamshedpur was also purchased by the Seller from the said owner Murarilal Joshi son of Late Birbal Joshi of Mango, Jamshedpur by means of registered sale deed more detail of the said land mentioned in the schedule in Item-No. II and the said sale deed has been registered at District Sub-Registry office Jamshedpur bearing Deed No.1764 (Sl.No.1944) dated 19.04.2006

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Tewander Singh  
17-11-52

-: 4 :-

executed by the said Murarilal Joshi in favour of the present Seller ;

AND WHEREAS since then the Seller has been in peaceful possession over the same without any interruption from any body of the said land more particularly mentioned in the schedule below in Item No. I and Item No. II by exercising all acts of ownership thereof with power to dispose of the same in any manner he likes;

AND WHEREAS now being in urgent need of money the Seller has agreed with the purchasers for absolute sale of the schedule below property in Item No. I and Item No. II through his attorney named above for a total consideration amount of Rs. 5,00,000/- (Rupees five lakhs) only and the purchasers have 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. 5,00,000/- (Rupees five lakhs) only paid by the

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Deventer 51706  
17.11.66

-: 5 :-

purchasers to the Seller, the receipt of which is hereby admitted and acknowledged as full and final payment against the sale of the schedule below property, the seller does hereby absolutely and forever sell, convey, transfer and deliver the all that property mentioned in the schedule below in favour of the purchaser by this deed of sale to have and to hold ~~the same unto~~ the purchasers their heirs, successors without any interruption from the side of the Seller or any person/s claiming under the seller.

2. That the Seller has delivered possession of the schedule below property i.e. land and premises to the purchasers and from this day the purchasers will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner they like and the purchasers shall be at liberty to get their names mutated in the records of the landlord the State of Jharkhand through C.O. Jamshedpur and shall pay rent for the same in their own names.

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Banswarth Singh,  
17-11-66

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3. That from this day all the right, title, claim and interest of the seller in the schedule below property will cease to exist and will vest in the purchasers and the purchasers will become the absolute owners thereof from this day.
4. That the property hereby conveyed by this deed of sale is free from all encumbrances, charges and liens.
5. That the Seller hereby declare that he has good and perfect title over the schedule below property 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 property, the purchasers suffer any loss, then the Sellers will be liable to compensate the same.
7. That the terms Vendor/seller and the purchaser used in this deed will mean and include their heirs, successors etc. unless the same are repugnant to the context.

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Dewan Singh  
17-11-62

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SCHEDULE.

(Description of the property hereby sold)

District Singhbhum (East), District Sub-Registry office at Jamshedpur in Mouza Dimna, P.S. Mango, thana No. 1643, ward No. 9 J/M.N.A.C. recorded under Khata No. 422, portion of Plot No. 1840, measuring an area in --

ITEM No. I: 55'ft. x 25'ft. = 1375 Sq. ft. or 3.15 Decimals (three point one five decimals) of vacant roof of the first floor, which is bounded by :-

North :- Former Owner (Portion of the Roof)

South : Road ;

East : Bholu Sharma

West : Rasta.

And measuring an area in

ITEM No. II : Vacant homestead land measuring 4 (four) Kathas or 6.6 decimals (six point six decimals) which is bounded by :

North :- Binoy Sharma ;

South :- Road ;

East : Bholu Sharma

West : Road.

...P/S.

Shamsher Singh  
17.11.06

-: 8 :-

Rent payable to the landlord the State of Jharkhand through C.O. Jamshedpur.

IN WITNESS WHEREOF the Seller is executing this sale deed through his attorney on the date above written.

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

*Shamsher Singh Rana B.S.R.*  
*Ullin*

WITNESSES :-

1. Kuntam Sone of Koushlesh Kumar  
210, Madhysuolan Apartment, Dimga Rd,  
Mango.
2. Sachin Kumar Tudu S/o Mayal Tudu  
S/o. Jawahar nagan Rd no: 14  
Mango Jamshedpur

Typed by  
*M. U. Dalia*  
JSR. court.

Drafted by  
*S.K. SUMAN*  
Advocate  
Jamshedpur  
17.11.2006  
JSR. court.

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 1250.



6082

m. (6083) C.M.T. 2

Chander Singh  
17.11.06

49 :-

ATTEST



17.11

Advocate  
Jamshedpur

Smit Kumar  
17/11/06



ATTEST



17.11

SUBMANI  
Advocate  
Jamshedpur

Sanjay Kumar  
17/11/06



Signature of the purchasers.

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

S.K. SUMAN  
Advocate  
Jamshedpur  
17.11.2006