



34
R.10
30/1

Value of the note is correct. Serial 30/1/04

03AA 781062

Rs. 18500/-
Rs. 4500/-
Rs. 23000/-
V-16
103-115

DEED OF TRANSFER BY SALE

THIS DEED OF TRANSFER BY SALE IS MADE ON THIS THE 30TH DAY OF JANUARY, 2004 AT JAMSHEDPUR; B Y

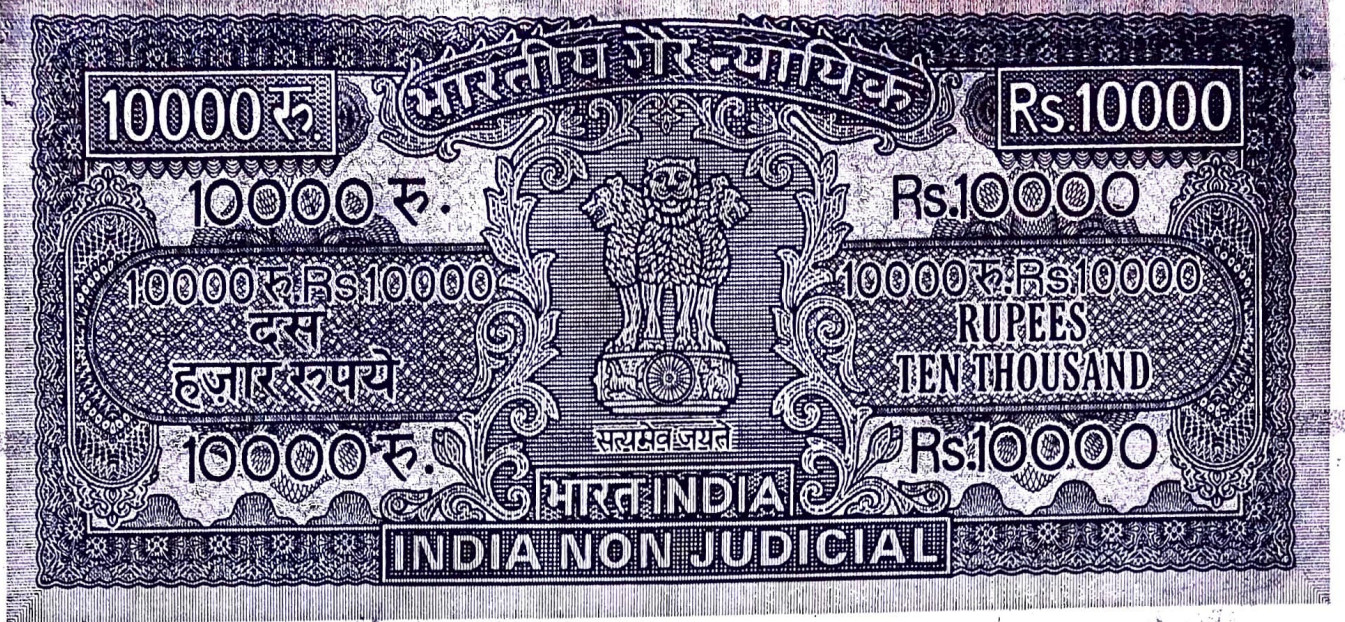
SHRI MAHESHWAR GOUR, son of Late Mohan Gour, by faith Hindu, by Caste Gour (Non ST), by nationality Indian, resident of Gour Nagar, Post office Road, Mango, P.O and P.S. Mango, in town Jamshedpur, Dist. Singhbhum East, within the State of Jharkhand, represented by his constituted attorney Shri Kaushal Kumar Singh, son of Shri P.N. Singh, by religion Hindu, by occupation Director of M/s. Kaushal Kanchan construction Pvt. Ltd., resident of 36,

महेश्वर गौर
का
पुत्र
मोहन गौर
के पक्ष में
श्री कांशल कुमार सिंह
के द्वारा
श्री माहेश्वर गौर
को

विषयन पराधारा
30/1/2004

for bond

A@ 4500/-
N@ 2700
State Admin
R. for 0.14
4530-44
30/1/2004



03AA 781063

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- :: 2 :: -

Rajendra Nagar colony, Sakchi, P.O and
P.S. Sakchi, in town Jamshedpur, Dist. Singh-
bhum East, vide General Power of Attorney
No. IV- 113 , (Serial No. 602) dated 30.1.2004,
registered at Jamshedpur District Sub-
Registry office, hereinafter called
the VENDOR (which expression shall unless
repugnant to the context include his heirs,
successors, administrators, attorney and
representative) of the ONE PART :

IN FAVOUR OF

MRS. RANJU KUMARI, aged 31 years, daughter
of Shri Nand Kishore Choudhary, by faith

p/3..



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- :: 3 :: -

Hindu, by nationality Indian, by occupa-
tion Housewife, resident of Village Rampura,
P.S. Bharwara, District Darbhanga, Bihar
and at present residing at flat No.423,
Udaygiri, Ashiana Enclave, Mango, P.O and P.S.
Mango, in town Jamshedpur, District East
Singhbhum, within the State of Jharkhand,
hereinafter called the PURCHASER (which
expression shall unless repugnant to the
context include her heirs, successors, admi-
nistrators, representative and assign) of the
OTHER PART :



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NATURE OF DEED : DEED OF TRANSFER BY SALE.

CONSIDERATION AMOUNT : Rs. 2,25,000/- (Rupees two lakhs twenty five thousand) only.

WHEREAS ALL THAT land measuring 0-10-0 (ten kathas) equal to 7200 sq.ft., situated in mouza Mango, P.S. Mango, recorded under Khata No. 281, under New survey Settlement Ward No. 9, JNAC, (hereinafter referred to as the SAID LAND) is the subject matter of this Deed of sale, more specifically described in the schedule 'A' hereunder written.

AND WHEREAS the entire lands including the land described in the schedule 'A' below under Khata No. 281, Ward No. 9, JNAC, stands recorded in the joint names of Vendor Shri

p/5..

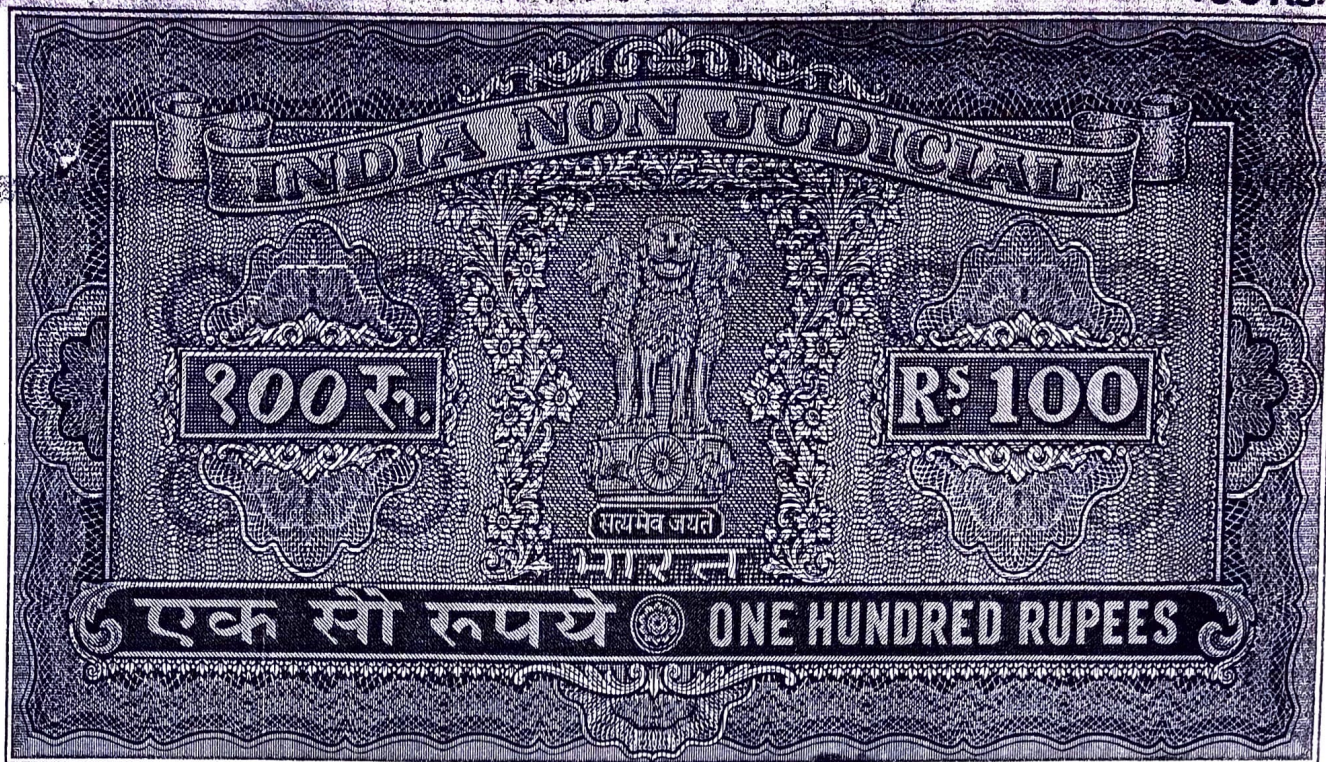


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Maheshwar Gour, Paresh Gour and one Bhaskar Gour (since deceased), in last survey settlement operation finally published dated 18th August, 1979, and Shri Paresh Gour, Shri Maheshwar Gour and Late Bhaskar Gour were full blood brothers and raiyats in respect of the entire lands under Khata No.281;

AND WHEREAS the above named three brothers including the vendor herein during the life time of Bhaskar Gour had amicably partitioned, divisioned and demarcated their individual lands by family partition and got their names mutated in the records of the Superior landlord through the office of Learned C.O. at Jamshedpur, in respect of their individual share of land;



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AND WHEREAS the ground rent with respect to the said land fixed under the Rent Fixation Case No.67/95-96 and 47/96-97 in the court of D.C.L.R. in favour of Shri Paresh Gour, Shri Maheshwar Gour and Bhaskar Gour, now deceased;

AND WHEREAS Shri Maheshwar Gour acquired and hold ALL THAT land measuring 90.93 Hectares equal to 136.119 kathas including the land described in the schedule 'A' hereunder written by virtue of family settlement and/or arrangement made amongst the other co-owners;

AND WHEREAS the vendor is the exclusive owner of the said land described in the schedule 'A' hereunder written and has been exercising all



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acts of ownership thereto as its lawful owner in the eye of law, without any interruption or impediment by and from any corner and by payment of due ground rent and other taxes thereof;

AND WHEREAS the vendor being in need of money to acquire immovable property at else where and to meet up family expenditures decided to sell and dispose of the said land to any party or parties;

AND WHEREAS Kaushal Kanchan construction private Limited is custodient and care taking of the entire lands of the vendor;

AND WHEREAS the vendor has agreed with the

AND WHEREAS the vendor being in need of

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Kamlesh Kumar Singh

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purchaser for sale and transfer of the
said land to her (purchaser) for a total
consideration amount of Rs. 2,25,000/- (Rupees
two lakhs twenty five thousand) only. The above
transactions of sale and purchase is negotiated
through Shri Kaushal Kumar Singh.

NOW THIS DEED OF TRANSFER BY SALE WITNESSETH: -

1. That in pursuance of the above agreement
and in consideration amount of Rs. 2,25,000/-
(Rupees two lakhs twenty five thousand) only,
paid by the purchaser to the vendor, the receipt
whereof the said sum hereby acknowledges as full,
final and highest consideration amount against
sale of the said land to the purchaser; the
vendor by these presents, does hereby sale,

convey ,transfer, deliver and assign unto the purchaser ALL THAT property morefully described in the schedule 'A' below together with all right, title,advantages, privileges, TO HAVE AND TO

HOLD the same as its lawful owner without any interruption or impediment by and from the vendor and his heirs and/or any person/s claiming under or intrust of him.

2. That the vendor is divested of all his interest, claim and right in the said scheduled property and shall cease to have any claim or title on the said land hereby sold to her by the vendor.

3. That the vendor on receipt of full consideration amount from the purchaser, has delivered free and peaceful possession of the said property in favour of the purchaser.

4. That the purchaser will be at liberty to construct house and/or building on the said plot of land through the above named negotiator on the said plot of land and will hold and enjoy the same or part thereof with full powers of convey or alienate the said plot of land together with whatsoever building to be constructed thereon and/or part thereof, or in any manner she likes.

5. That the purchaser will be at liberty to get her name mutated in the records of the Superior landlord through the office of the learned C.O. at Jamshedpur and will pay the ground rent, other taxes and charges etc, in respect of demised land and/or premises to be constructed thereof, in her name.

6. THAT THE VENDOR HEREBY ASSURE THE
PURCHASER AND COVENANTS: -

1/ the vendor is the lawful owner of the
said property and there is no other co-owners
or co-sharers or co-percenor in the said landed
property, except him.

ii/ prior to sale and execution of this
deed the vendor has not conveyed or delivered
or transferred or mortgaged the said property
or part thereof to any other party and same is
free from all encumbrances, charges and liens.

iii/ the vendor hereby assures the purchaser
to execute any further paper and documents, at
the cost of the purchaser as may be required
in future for recording and mutating her
name in the office of the Superior landlord in
respect of the said property and for its peaceful
possession for ever.

iv/ in case the purchaser suffers any loss due to defect title of the vendor, in respect of the said land, the vendor shall be liable to compensate the purchaser.

SCHEDULE 'A'

District Singhbhum East, District Sub-Registry office at Jamshedpur, in mouza and P.S. Mango, Thana No. 1642, recorded under Ward No. 9, MNAC, under Khata No. 281, portion of Plot Nos. 2117 & 2118, measuring an area 0-10-0 (ten kathas) i.e. 16½ decimals of raiyati agricultural land, which is bounded by :-

On the North : Rasta then Plot No. 2115;

On the South : Boundary Wall;

On the East : Maheshwar Gour (rest portion of Plot Nos. 2117 & 2118, area 30 kathas);

On the West : Maheshwar Gour;

Annual rent payable to the Superior landlord;

IN WITNESS WHEREOF the vendor has hereunto set his hand today at Jamshedpur on this the day, month and year first above written.

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

WITNESSES :-

1. Anil Kumar Dey
30/1/04

[Handwritten signature]
30/1/04

Signature of the Vendor.

2. Asameer
30/1/04

[Handwritten signature]
30/1/04

Signature of the purchaser.

Typed by:

[Handwritten signature]
U.K. Ghosh
Jsr. Court.
30/1/04

Drafted by:-

[Handwritten signature]
Advocate, Jsr. Court.
30/1/04

NOTE ; The original deed & duplicate (i.e. 2nd copy) are true, exact copy of the same and reproduct of each other. As per counting the total words of this deed is found 1800 nos.

[Handwritten signature]
30/1/04