

Deepak Kumar Bagty  
Advocate

02DD 434755  
21/11/2006  
25000

SALE DEED

This Deed of sale is made on this the 24<sup>th</sup> day of January, 2006 at Jamshedpur; between :

SMT. LAXMI SRIVASTAV, wife of Sri Surendra Kumar Srivastav, by caste Kayastha; by faith Hind, by occupation House wife, by Nationality Indian, resident of 21-B, Shiv Singh Bagan, within P.O. agrico, P.S. Sitaramdera, in town Jamshedpur, Dist. Singhbhum East, in the State of Jharkhand, hereinafter called the SELLER .....

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24/11/2006  
Deepak Kumar Bagty  
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महेश शिवास्व  
24/11/2006  
:- 2 :-

(which expression shall unless repugnant to the context include her heirs, successors, administrators and representatives) of the ONE PART;

IN FAVOUR OF

M/S. S.S. CONSTRUCTION (BUILDER & PROMOTERS), a Partnership Firm, having its office at Shreshtha Apartment, Hill View Colony, Dimna, P.S. M.G.M. , in town Jamshedpur, Dist. Singhbhum East, in the State of Jharkhand, represented by its Partner MR. VINOD KUMAR AGARWAL, S/o. Late B.L. Agarwal, by faith Hindu, by occupation business, resident of ...

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✓/✓

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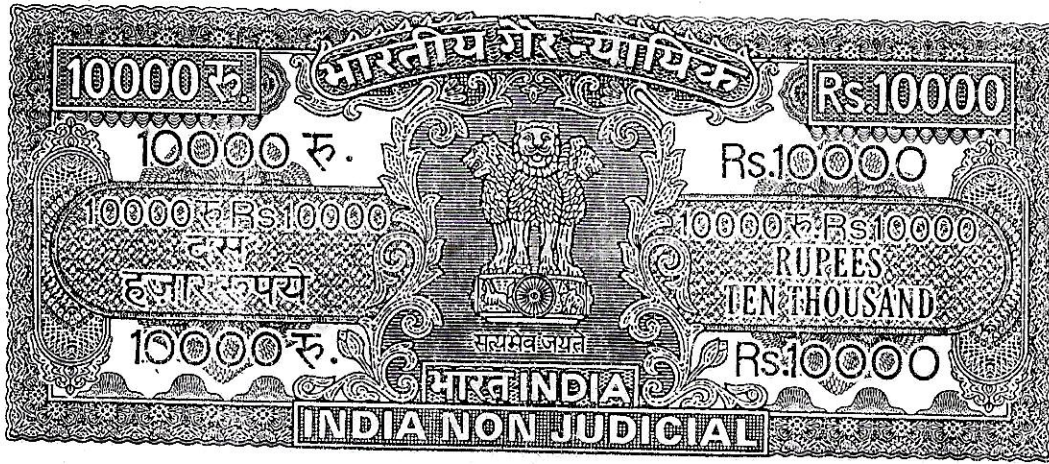
Flat No.2/2, Sibrum Complex, Dimna Road, P.S. Mango, in town Jamshedpur, Dist. Singhbnum East, in the State of Jharkhand, hereinafter called the PURCHASER ( which expression shall unless repugnant to the context include its/his heirs, successors, successors-in-office, representatives and assigns) of the OTHER PART.

NATURE OF DEED : SALE DEED.

TOTAL CONSIDERATION : Rs.19.35,000/- (Rupees Nineteen lakhs Thirty five thousand) only . .

Whereas, the seller is the sole, absolute and lawful owner of the land morefully described in the schedule below, which she purchased by .....

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05AA 113119 ✓

मंदिरी मुखर्जी  
24/11/2006

:- 4 -:

means of a Regd. Sale Deed vide Deed No.3501, (Sl.No.3965), dated 04.05.2005, Regd. at Dist. Sub-Registry office at Jamshedpur, in Book No.1, Volume No.112, pages 436 - 446, from its former owner Mandira Mukherjee, wife of Late Bipul Mukherjee of 64m Govindnagar, Kadma, Jamshedpur through her constituted attorney Sri Surendra Kumar Srivastav and there- after she got her name mutated vide Mutation case No.554/2005-06, Order dt.09.07.2005 and she has been paying rent to the land- lord, the State and she has been in peaceful physical possession over the same without any let, hindrance or disturbances from any corner and she is the absolute owner thereof by exercising

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5000Rs.



24/11/2006  
 :- 5 :-  
 अक्षय शिवराव

all acts of ownership thereto;

And whereas, now being in urgent need of money the seller proposed to sell the schedule below land to the purchaser for a total consideration amount of Rs.19,35,000/- (Rupees Nineteen lakhs Thirty five thousand) only and whereas, the purchaser have agreed to purchase the same.

NOW THIS DEED OF SALE WITNESSETH :

That in pursuance of the above agreement and in consideration of the said sum of Rs.19,35,000/- (Rupees Nineteen lakhs Thirty five thousand) only paid by the purchaser to the seller, the receipt of which sum the seller ....

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24/11/2006  
:- 6 -:

hereby admit and acknowledges as full, final and highest consideration of the schedule below land, the seller by these presents do hereby absolutely sell, convey, transfer the all that land in favour of the purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the purchaser its/his heirs, successors togetherwith all right, title, interest and possession without any interruption from the side of the seller or any person claiming under her.

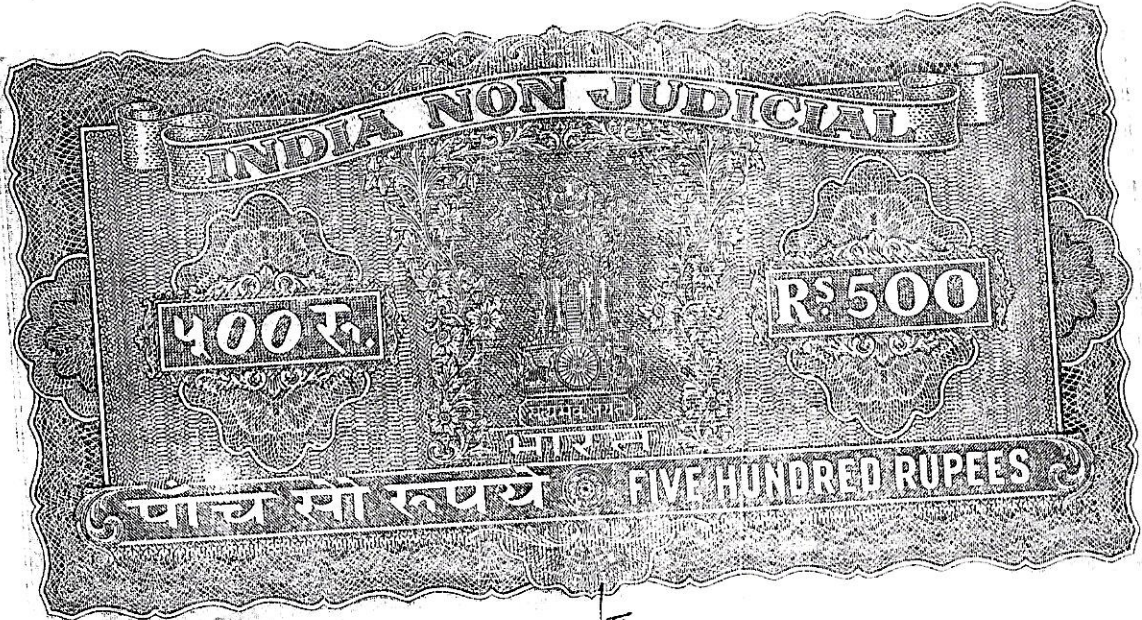
That the seller has delivered possession of the schedule below land to the purchaser and from this day the purchaser will possess and .....

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500Rs.



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 :- 7 :-

enjoy the same as absolute owner in all possible ways  
 with power to dispose of the same by way of sale, gift,  
 mortgage or any other way whatsoever in manner he/they  
 like and the purchaser shall be at liberty to get its  
 name mutated in the office of the landlord and pay rent  
 for the same in its own name.

That from this day all the right, title, interest  
 and possession of the seller in the schedule below land  
 will cease to exist and will vest unto the purchaser.  
 The land hereby conveyed by this deed of sale is free  
 from all encumbrances, charges, liens, lispensens etc.

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That the seller has not charged or transferred the schedule below land in any way to any one else and if for any defect of title or possession, the purchaser suffer any loss, then the seller will be liable to compensate the same.

SCHEDULE

(Description of the land hereby transferred)

In District Singhbhum East, Dist. Sub-Registry office at Jamshedpur, Pergana Dhalbhum, situated within Mouza Baliguma, P.S. M.G.M. (Mango), thana No.1150, in Ward No.10, M.N.A.C. recorded under Old Khata Nos.288 (Two hundred Eighty eight), 280 (Two hundred Eighty) & 287 (Two hundred Eighty Seven), Old Plot Nos.561 (Five hundred Sixty one), 563 (Five hundred Sixty three)

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:- 9 -:

564 (Five hundred Sixty four), 565 (Five hundred Sixty five) & 316 (Three hundred Sixteen), Halka No.9, corresponding to New Survey Settlement Khata No.563 (Five hundred Sixty three), New Plot No.457 a,b, (Four hundred Fifty seven), total measuring an area 0.14.20 (Zero point Fourteen point Twenty) H.R.C., i.e. 21.38 (Twenty one point Thirty eight) kathas or 35.30 (Thirty five point Thirty) decimals of Homestead land, more or less, which is bounded by :

North : Plot No.458;

South : Rasta;

East : Plot No.456, Nij;

West : Rasta.

Annual rent Rs.84.30 paise only payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.

IN WITNESS WHEREOF the seller has hereunto set her hand on this deed of sale on the day, month and year first above written.


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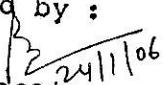
~~PURCHASER~~  
24/11/2006  
:- 10 -:

Read over and explained the contents of this Deed to the executrix, who admit the same to be true and correct.

Witnesses :

1. P. SRINIVAS RAO  
3/0 Late P. S.S. RAO  
3/2 Lakshmi  
Sai Complex JSR
2. Ganesh Sahu  
Kadma JSR

Typed by :  
  
B. Sarkar, JSR. Court.

Drafted by :  
  
Advocate 24/11/06

Vinod Kumar Agarwal PURCHASER



Attested



Deepak Kumar Rastogi  
Advocate

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

  
Advocate 24/11/06

Certified that the original and typed duplicate are true and exact copy of each other and each contains 1350 words.