



**B. Choudhury**  
Advocate

विशेष न्यायाधीश के समक्ष  
प्रमाणित किया गया है कि  
उपरोक्त महिला का नाम  
अनुराधा खन्डेलवाल है।

Anuradha Khandelwal  
16/5/08

8-32000 } 0200 724765  
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Rechargeable  
Rs 8000 = 10  
Wh. 2250  
P. Res. 0294  
S-P-

16/5/08

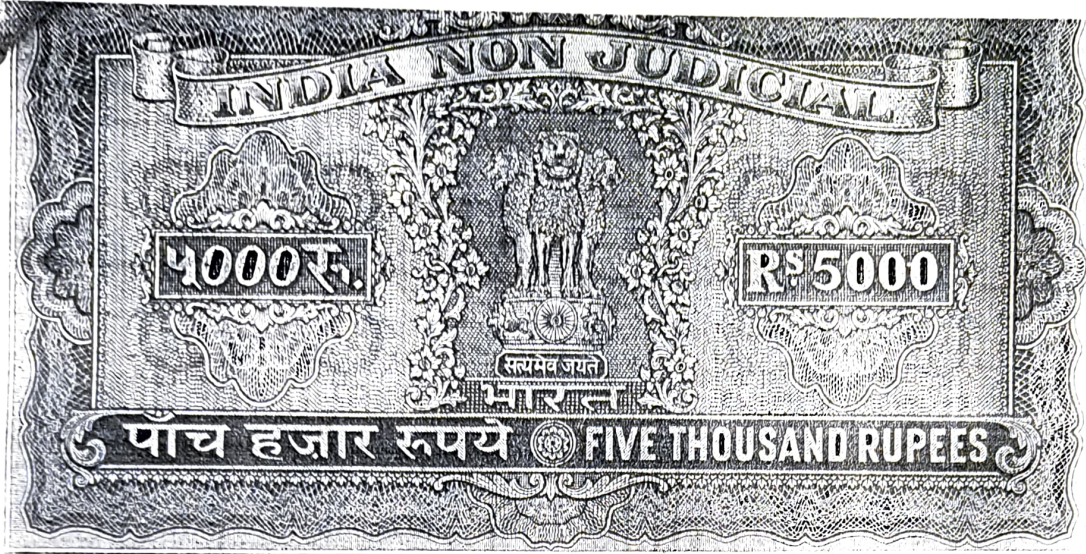
SALE DEED

विशेष न्यायाधीश के समक्ष  
THIS DEED OF SALE IS MADE ON THIS THE 16TH. DAY OF MAY,  
2008 AT JAMSHEDPUR ; B Y :-

SMT. ANURADHA KHANDLWAL wife of Shri Murari Lal Khandelwal  
by faith Hindu, by Occupation Business, Nationality Indian,  
resident of Flat No. 2, Iqbal Mansion, Mango, P. O. and P. S.  
Mango, town Jamshedpur, District East Singhbhum, hereinafter  
referred to as the SELLER (which expression shall, unless  
excluded by or repugnant to the context, mean and include  
her heirs, successors, representatives, administrators, nominees  
and assigns) of the ONE PART ;

IN FAVOUR OF





Anuradha Khandelwal  
16/5/08

-: 2 :-

MRS. RANJU SINGH wife of Dr. Nagendra Singh, by faith Hindu, by Occupation Housewife, Nationality Indian, resident of 'DAISY'-822, Vijaya Homes, Green Earth, Dimna Road, Mango, P. O. and P. S. Mango, town Jamshedpur, District East Singhbhum, hereinafter referred to as the PURCHASER ( which expression shall, unless excluded by or repugnant to the context, mean and include her heirs, successors, representatives, administrators, nominees and assigns) of the OTHER PART ;

NATURE OF THE DEED : DEED OF SALE

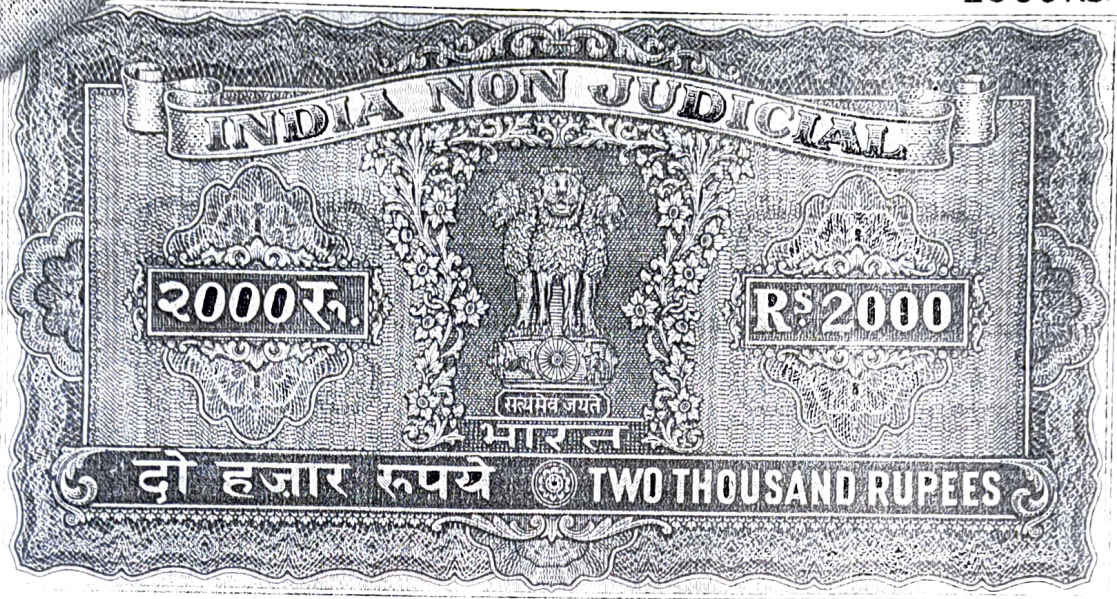
CONSIDERATION AMOUNT : Rs. 8,00,000/- (Rupees eight lac) only.

WHEREAS, the seller, Smt. Anuradha Khandelwal, purchased all that raiyati land ad-measuring 3000 Sq. ft. i.e. 50'X60'ft, more or less 0-04-04 dhurs(four kathas four dhurs) together with boundary wall standing thereon, being portion of Plot No.4467, recorded under Khata No.14, lying and situated in

...p/3.

...p/5.





Anuradha Khandelwal  
16/5/08

-: 3 :-

Mouza Mango, P. S. Mango, Thana No. 1642, within JNAC/MNAC Survey Ward No. 9, District East Singhbhum, for valuable consideration from its lawful previous owners and Jama-bandi Raiyats, 1) Shri Guru Pada Bisayee S/o. Shri Hari Pada Bisayee and (2), Shri Nitai Chandra Bisayee S/o. Shri Radha Krishna Bisayee, both residents of Village Belajuri, within P. S. Mango, Mufasil (M. G. M. ), District East Singhbhum, vide a registered Deed of Sale dated 20.08.2002, bearing Deed No. 4282 (Sl. No. 5206) of District Sub-Registry Office, Jamshedpur and since purchase the Seller has been in contineous, peaceful possession and enjoyment of the 'said land' and the boundary wall thereon, free from all encumbrances, liens, charges or any kind of attachments whatsoever, morefully and particularly described in the schedule hereunder, without any let, hindrance or interruption from any other person or persons ;

AND WHEREAS, the Seller said snt. Anuradha Khandelwal,

... p/4.

... p/5.

Anuradha K. K. K.  
16/5/10

-: 4 :-

in order to further ensure and perfect her right, title and interest over the said land and the boundary wall thereon, morefully described in the schedule below, has mutated the same in her own name from the office of the Superior Landlord, The State of Jharkhand, through Circle Officer, Jamshedpur, vide Mutation Case No. 1074/2005-06 and since then has been paying rent in her own name for the same ;

AND WHEREAS, the Seller, owing to her other commitments, being in urgent need of money decided and subsequently agreed with the Purchaser for ABSOLUTE AND OUTRIGHT SALE of the said land with the boundary wall thereon, morefully described in the schedule below, for a total consideration amount of Rs. 8,00,000/- (Rupees eight lacs) only ;

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. THAT, in pursuance of the above and in consideration of the said sum of Rs. 8,00,000/- (Rupees eight lacs) only, paid by the Purchaser to the Seller, the said sum of Rs. 8,00,000/- (Rupees eight lacs) only, as per details of Mode of Payment annexed herewith, the receipt of which sum the Seller does hereby admit and acknowledge as the full, final and highest consideration amount of the said land and the boundary wall thereon, morefully described in the schedule below and the Seller, by these presents, does hereby sell, convey, transfer, deliver and assign UNTO AND TO THE USE of the Purchaser all that landed property, detailed in the schedule below together with all rights, title, interest, privileges and advantages the Seller herebefore had and enjoyed over the same, absolutely and unconditionally for ever.

2. THAT, from today, the Seller has also delivered the physical



Amudha Khandelwal  
16/5/08

--: 5 :-

possession of the schedule below property in favour of the Purchaser and the Purchaser from this day shall possess and enjoy the same as its sole and absolute owner in every possible manner with power to dispose of the same in any manner she likes, without any let or hindrance of the Seller, her heirs or any other person or persons claiming through or under her.

3. THAT, the schedule property hereby transferred in favour of the Purchaser, is free from all encumbrances, liens or charges and prior to this transfer the Seller has not sold or otherwise alienated the same or part thereof to any other person/s and for any defect of title or possession of the Seller over the schedule property, the Purchaser suffers any loss due to dispossession from the same or part thereof then the Seller shall remain liable to compensate all such losses sustained to the Purchaser.

4. THAT, henceforth the Purchaser shall be at liberty to mutate/transfer her name in the office of the landlord, in respect of the schedule property and shall pay the rent for the same in her own name.

5. THAT, the Seller hereby also assures the Purchaser and Covenants that she will, at the cost of the person requiring the same, execute any other document/s, if so required, in respect of the schedule property to further ensure the right, title and interest of the Purchaser over the same.

SCHEDULE  
( referred above to )

ALL THAT piece and parcel of raiyati Homestead land, with boundary wall standing thereon ad-measuring 3000 Sq. ft. i.e. 50' ft. X 60' ft., more or less 0-04-04 (four kathas four) dhurs,

Anusudhan K. K.  
16/5/08

-: 6 :-

being portion of Plot No. 4467, recorded under Khata No. 14, lying and situated in Mouza Mango, P. S. Mango, Thana No. 1642, within Jamshedpur/Mango Notified Area Committee Survey Ward No. 9, District Sub-Registry Office and town of Jamshedpur, District East Singhbhum, which is bounded and butted as follows, that is :-

On the North by :- Shri Ajay Singh ;

On the South by :- 20' ft. wide Road ;

On the East by :- Shri R. K. Srivastava and  
Shri Binod Kumar Srivastava;

On the West by :- 15' ft. wide Road ;

Annual Rent :- Rs. 70. 20 paise only, payable to the Landlord: The State of Jharkhand, through C. O. Jamshedpur.

IN WITNESS WHEREOF, the Seller has hereunto signed at Jamshedpur, on the day, month and year first above mentioned.

WITNESSES:

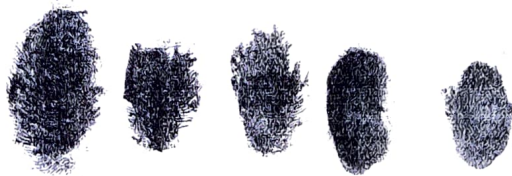
1. Musanidul Khandakwal S/o Late Bhagwan Das Khandakwal  
Flat No 2, Lgbal Mansion, Mango Jamshedpur  
16/5/08
2. Sunita, w/o Alak Kumar, 812 Vijya Homes, Aninash Nagar  
Dionna road, Mango, Jamshedpur  
16/5/08

Read over and explained the contents of this deed to the Seller she has admitted all the contents to be true and correct.

Typed by:  
M. V. S. Sr. Court.

Drafted by :  
B. S. Sr. Court.


Attest  
  
B. Choudhary  
Advocate



Ranju Singh  
16/5/08

PURCHASER

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

  
Bishwajit Choudhary  
Jamshedpur Court

-: 7 :-

MODE OF PAYMENT  
(referred above to)

<u>Date</u>	<u>Mode</u>	<u>Amount (in Rs. )</u>
1. 25. 04. 08	Vide Cheque No. 626544 drawn on Canara Bank, Jamshedpur.	5,00,000.00
2. 09. 05. 08	Vide Cheque No. 720559 drawn on United Bank of India, Jamshedpur.	1,50,000.00
3. 09. 05. 08	Vide Cheque No. 729100 drawn on United Bank of India, Jamshedpur.	1,50,000.00

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Total : RS. 8,00,000.00

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(Rupees Eight Lacs ) only.

Received the amount as per  
details above.

WITNESSES:-

1. Murarizul Khadkelwal  
16/5/08

2. Sunita  
16/5/08

Anuradha Khandelwal  
16/5/08

SELLER

**जमशदपुर**  
जॉच फॉर्म-सद घोसणा प्रपत्र (नियम 114)

Token No. 16

Token Date/Time: 16/05/2008 09:55:00

1. Document Type	<b>Sale Deed.</b>	2. Presenter	<b>Smt. Anuradha Khandelwal</b>
3. Presenter Name & Address	<b>Flat No:2,Iqbal Mansion,Mango,Po&amp;Ps Mango,Jsr</b>	5. DOE	6. Total Pages: 18
4. Date of Entry	<b>16/05/2008</b>	8. Stamp Value	<b>32000</b>
7. Document Value	<b>800000</b>	10. Serial No	<b>0</b>
9. Special Type		11. CNO/PNO	
12. Remarks / Other Details			

**Property Details:**

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1542	9	MANGO	14	4467			H_HOLD	6.88 Decimal

**Other Property Details:**

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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**Party Details:**

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Anuradha Khandelwal	W/O Murarilal Khandelwal	Business	Other		Flat No:2,Iqbal Mansion,Mango,po&ps Mango,Jsr
2	VENDEE	Smt.Ranju Singh	W/O Dr.Nagendra Singh	Housewife	Other		Daisy-822,Vijaya Homes Green earth,dimnaraod,mango,jsr
3	Identifier	Murarilal Khandelwal	S/O Late Bhagwan Das Khandelwal	Business	Other		Flat No:2,Iqbal Mansion,Mango,po&ps Mango,Jsr
4	Witness1	Murarilal Khandelwal	S/O Late Bhagwan Das Khandelwal	Business	Other		Flat No:2,Iqbal Mansion,Mango,Po&Ps Mango,Jsr
5	Witness2	Smt.Sunita	W/O Alok Kumar	Housewife	Other		812 Vijaya Homes Avinash Nagar,Dimnaraod,Mango,Jsr

**Fee Details:**

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	8,000.00
4	SP	270.00
<b>Total</b>		<b>8,273.44</b>

उपर्युक्त प्रविष्टिया दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

*Anuradha Khandelwal*

निबंधन पूर्व सारांश में इंप्रूट फॉर्म के अनुरूप डाटा इंट्री कि गई है।

*Sanjay Kumar*

उपर्युक्त केतुका या स्वयंसेवक ने इस दस्तावेज के निरूपदन को मेरे समक्ष प्रस्तुत किया।

जिसकी

पहचान

पिला

नियारी

केतुका या स्वयंसेवक  
केतुका या स्वयंसेवक  
केतुका या स्वयंसेवक

ने की।



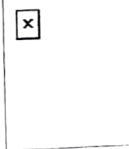
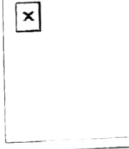


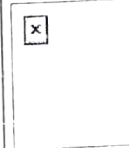
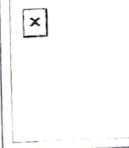

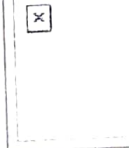
*[Signature]*  
निबंधन प्रमाणित





निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.16 Token Date: 16/05/2008 09:55:06  
Serial/Deed No./Year :3904/3334/2008  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Anuradha Khandelwal</b> Father/Husband Name:W/O Murarilal Khandelwal (VENDOR) Flat No:2,Iqbal Mansion,Mango,po&ps Mango,Jsr		
2	<b>Smt.Ranju Singh</b> Father/Husband Name:W/O Dr.Nagendra Singh (VENDEE) Daisy-822,Vijaya Homes,Green earth,dimnroad,mango,jsr		
3	<b>Murarilal Khandelwal</b> Father/Husband Name:S/O Late Bhagwan Das Khandelwal (Identifier) Flat No:2,Iqbal Mansion,Mango,po&ps Mango,Jsr		
4	<b>Murarilal Khandelwal</b> Father/Husband Name:S/O Late Bhagwan Das Khandelwal (Witness1) Flat No:2,Iqbal Mansion,Mango,Pc&Ps Mango,Jsr		
5	<b>Smt.Sunita</b> Father/Husband Name:W/O Alok Kumar (Witness2) 812,Vijaya Homes,Avinash Nagar,Dimnroad,Mango,Jsr		

Book No. I  
Volume 153  
Page 179 To 196  
Deed No 3904/3334  
Year 2008  
Date 16/05/2008 10:15:03

District Sub Registrar

जिला का नाम ...

अनुमण्डल का नाम

अंचल का नाम

नाम सर्कल। नाम मौजा

धाना वों धाना नम्बर

V रसीद मालगुजारी

फरद मालकी/फरद रैयती

नाम रैयत मय वल्लियत जमाबन्दी

वों विक्रान्त नम्बर। JB

41

W.P

401-D/25

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3511244

Deed no 3334

खाता संख्या	खेसरा संख्या
14	4467 2491 - 3000/92-1018

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

रसिमात्र - रंजु सिंद माल डाल गरी मय सिंद गरी

जोत का सालाचा मांग मय तफसील (बकाया वों हाल) मौजूदा साल का।

मांग बाबद	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	69.00					69.00
गुजारी } (भावली)	17.25					17.25
सेस	34.50					34.50
*सूद	34.50					34.50
मुतफरकात	13.80					13.80
मीजान						
						169.05

169.05

तफसील अदायकारी

169.05

अदायकारी बाबद		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल } (नकदी)						69.00	
गुजारी } (भावली)						17.25	
सेस						34.50	
*सूद						34.50	
मुतफरकात						13.80	
मीजान अदायकारी							169.05

(1) मीजान कुल (लफजों में)

(2) नाम देहिन्दा

(3) कुल बकाया-

169.05

दस्तखत वों तारीख अमला तहसील कनिन्दी

\*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

25-10-05



Sl. No.	Volume case No. in which it is registered	Village	Thana and Thana Number	Khata No. with which mutation relates	Authorizing mutation with date of order	Whether mutation is due to sale gift exchange or succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Entries in the Register by the Zamechhari	Remarks
1	871 C-850 2408/09	अधिसहित अड बानगा	घाटशिला वाड नं०-9	14 19-45	अवल अधिसानी जमशतपुर 26.02.2006	निवृत्ति रिकी केवाला सख्या 3391 रिकीक 16.05.2006	जमावन्दी रैयत - श्रीमती अनुसुधा खण्डेलवाल, पति मुखरी लाल खता नं० 4467 चोट नं० 3000 रकबा	14	वार्तिक लगान 10.00 (दस) कर प्रति लिखित अनादे संस के साथ श्रीमती रंजु सिंह, पति डॉ. नागेन सिंह, साकिन - डिमना रोड, मन्ना जमशतपुर के नाम पर नामान्तर स्वीकृत किया गया।

EMO No.

Date

Chief Officer/Anchal Adhikari, Jamshehpur

Signature

Circle/Anchal : Jamshehpur

27-1-2006