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31/12
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Attested
B. Choudhury
Advocate

KHAND

020733



31/12/12
31/12/12

Attested
B. Choudhury
Advocate

खाना नं 505 ब्लॉक नं 4099/4269
लकापी लखि मयद केडा है।

31/12/12

Attested
B. Choudhury
Advocate



31/12/12
Ranjana Choudhary
31/12/12
Raj Kumar Choudhary
31/12/12
M.K. Choudhary
31/12/12
D.K. Choudhary
31/12/12

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 31ST. DAY OF JANUARY, 2012, AT JAMSHEDPUR; B Y :-

Handwritten notes and signatures on the left side of the page, including names like 'Keshar Devi' and 'Raj Kumar' with dates like '31/1/12'.

- 1) SMT. KESHAR DEVI CHOUDHARY wife of Late Babu Lal Choudhary, by Occupation Household affairs.
- 2) SHRI RAM GOPAL CHOUDHARY, (3) SHRI RAJ KUMAR CHOUDHARY, (4) SHRI MANOJ KUMAR CHOUDHARY and (5) SHRI DILIP KUMAR CHOUDHARY all sons of Late Babu Lal Choudhary, by faith Hindu, by Occupation Business, Nationality Indians, residents of 157, Dhalbhum Road,

Sudha Agarwal... 2012



Att

B. Choudhury
Advocate



Attested
B. Choudhury
Advocate



के.ए. रॉय
31/01/12
Rampal Choudhary
31/01/12
Raj Kumar Choudhary
31/01/12
MK Choudhary
31/01/12
DK Choudhary
31/01/12

- 2 -

Ambagan, Sakchi, P.O. and P.S. Sakchi, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter referred to as the SELLERS (which expression shall, unless excluded by or repugnant to the context, mean and include their heirs, successors, representatives, nominees and assigns) of the ONE PART ; By Caste - Agarwal -

IN FAVOUR OF

SMT. SUDHA DEVI AGARWAL wife of Sri Bijendra Prasad Agarwal, by Faith Hindu, by Occupation Housewife, Nationality Indian, resident of 2, Gunamoy colony, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, 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 ; BY Caste - Agarwal ;

Sudha Agarwals ...p/3.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

झारखण्ड JHARKHAND

920251

1) मेहराजी
31/01/12

2) Ram Lal Choudhary
31/01/12

3) Raj Kumar Choudhary
31/01/12

4) M.K. Choudhary
31/01/12

5) D.K. Choudhary
31/01/12

NATURE OF THE DEED : DEED OF SALE

CONSIDERATION AMOUNT : Rs. 8,25,000/- (Rupees eight lacs twenty five thousand) only.

WHEREAS, the husband of seller-1 and father of the sellers 2 to 5, Babu Lal Choudhary, now deceased, was the sole and absolute owner of the landed property with house premises thereon, situated in Mouza Mango, P.S. Mango, Thana No.1642, within JNAC/MBAC survey Ward No.8, District East Singhbhum, morefully described in the schedule below, which had been purchased by him, vice a registered Deed of sale dated 19th January, 1991, bearing Deed No.370 (Sl.No.437) of District Sub-Registry office Janshedpur, from its lawful previous owner and recorded raiyat Mihir Bhattacharjee s/o Balaram Bhattacharjee of 10, Ganamoy colony, Mango, Janshedpur and since aforesaid purchase the said Babu Lal choudhary was in peaceful possession of the same till his life time without any interruption from any other person or persons ;

Sudha Agarwal.

...p/4.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते
INDIA

झारखण्ड JHARKHAND

920252

1) देवसूरजी
31/01/12

2) Rany Lal Choudhary
31/01/12

3) Raj Kumar Choudhary
31/01/12

4) M.K. Choudhary
31/01/12

5) D.K. Choudhary
31/01/12

AND WHEREAS, after the death of said Babu Lal Choudhary the said landed property and the house premises thereon, morefully described in the schedule below, devolved upon his surviving legal heirs, viz. widow Smt. Keshar Devi Choudhary, the seller No.1 sons namely (i) Shri Ram Gopal Choudhary, (ii) Shri Raj Kumar Choudhary, (iii) Shri Manoj Kumar Choudhary, (iv) Shri Dilip Kumar Choudhary, the sellers 2 to 5 and two married daughters namely (i) Smt. Kiran Agarwal and (ii) Smt. Radha Agarwal, who have relinquished their right, title and interest of their proportionate share in the schedule below property in favour of the sellers vide a 'No-Objection' Declaration, dated 21.11.2011 and further they have undertaken not to prefer any claim over the schedule below landed property ;

AND WHEREAS, the sellers being the surviving legal heirs of deceased said Babu Lal Choudhary have inherited the schedule below property and are in peaceful physical possession and enjoyment of the same by exercising all

Sudha Agarwal ...p/5.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000



झारखण्ड JHARKHAND

920253

1) केसर देवी
31/01/12

2) Ramprasad Choudhary
31/01/12

3) Raj Kumar Choudhary
31/01/12

4) M.K. Choudhary
31/01/12

5) D.K. Choudhary
31/01/12

acts of ownership thereto to the knowledge of all and without any interruption from any other person or persons.

AND WHEREAS, the sellers, owing to their other commitments, being in urgent need of money decided and subsequently agreed with the purchaser for ABSOLUTE AND OUTRIGHT SALE of the schedule below lanced property for a total consideration amount of Rs.8,25,000/- (Rupees eight lacs twenty five thousand) only ;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That, in pursuance of the above and in consideration of the aforesaid sum of Rs.8,25,000/- (Rupees eight lacs twenty five thousand) only paid by the purchaser to the sellers, the receipt of which sum the sellers do hereby admit and acknowledge as the full, final and highest consideration amount of the schedule property and do hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privilege and advantages the sellers herebefore

✓ Sudha Agarwal.

••p/6.

1) ~~DK Choudhary~~
31/01/12

2) ~~Rampal Choudhary~~
31/01/12

3) ~~Arij Kumar Choudhary~~
31/01/12

- 6 -

4) ~~W.K. Choudhary~~
31/01/12

5) ~~DK Choudhary~~
31/01/12

enjoyed over the schedule land UNTO AND TO THE USE of the Purchaser, absolutely and for ever.

2. That, from today, the sellers have also delivered the physical possession of the schedule property in favour of the Purchaser and the Purchaser from this day shall possess and enjoy the schedule property 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 sellers their heirs or any other person/s claiming through them.

3. That, the schedule below property hereby sold and transferred in favour of the Purchaser, is free from all encumbrances, liens or charges and prior to this transfer the sellers have 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 sellers over the schedule property, the Purchaser suffers any loss due to dispossession from the same or part thereof then the sellers shall remain liable to compensate all such losses sustained to the Purchaser.

4. That, henceforth the Purchaser shall be at liberty to mutate 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 sellers hereby also assure the Purchaser that they shall, at the cost of the person/s requiring the same, execute any other document/s, if so required, in respect of the schedule below property to further ensure the right, title and interest of the Purchaser over the same.

✓
Sudha Agarwal. ..p/7.

1) Shiv Nandan Singh
31/01/12

2) Rangshol Choudhary
31/01/12

3) Raj Kumar Choudhary
31/01/12

4) M.K. Choudhary
31/01/12

5) P.K. Choudhary
31/01/12

- 7 -
SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati Homestead land, measuring $42' \times 32' = 1344$ sq.ft. equivalent to 3.08 Decimals, together with pucca house premises thereon comprising of total built up area 300 sq.ft., bearing New Plot No. 4099/4369, recorded under New Khata No. 505, corresponding part of Old Plot Nos. 99 and 100, under Old Khata No. 12, and recorded under Khata No. 206/16 of 1964 Survey Settlement, situated in Mouza Mango, P.S. Mango, Thana No. 1642, within Mango Notified Area Committee Survey Ward No. 8, being H. No. 10 (Gunamoy Colony), town and District Sub-Registry Office of Jamshe dpur, District East Singhbhum, which is bounded by :-

North : House premises of Shiv Nandan Singh ;
South : House premises of Chakravorty Babu ;
East : Alley ;
West : Road ;

Annual Rent : Rs. 6/- only payable to the Landlord: The State of Jharkhand, through C.O. Jamshe dpur.

IN WITNESS WHEREOF the sellers have hereunto signed at Jamshe dpur on the day, month and year first above mentioned.

WITNESSES:

1. Sandeep Mahato
s/o Shri Subhas Mahato
Dimma Road, Mango, Jsr. 31/01/12

2. Pulij-Kumar Murmu
s/o Late B. Murmu, of
Golmuri, Jsr. 31/01/12

...p/8.

Sudha Agarwal.



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.1 Token Date: 05/03/2012 12:14:05
Serial/Deed No./Year : 1112/834/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Smt. Keshar Devi Choudhary Father/Husband Name:W/O Late Babu Lal Choudhary (VENDOR) 157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi,Jsr		
2	Ram Gopal Choudhary Father/Husband Name:S/O Late Babu Lal Choudhary (VENDOR) 157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi,Jsr		
3	Raj Kumar Choudhary Father/Husband Name:S/O Late Babu Lal Choudhary (VENDOR) 157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi,Jsr		
4	Manoj Kumar Choudhary Father/Husband Name:S/O Late Babu Lal Choudhary (VENDOR) 157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi,Jsr		
5	Dilip Kumar Choudhary Father/Husband Name:S/O Late Babu Lal Choudhary (VENDOR) 157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi,Jsr		
6	Smt. Sudha Devi Agarwal Father/Husband Name:W/O Bijendra Prasad Agarwal (VENDEE) 2, Gunamoy Colony, Mango, Ps. Mango,Jsr		

Book No. 1
Volume 38
Page 85 To 110
Deed No 1112/834
Year 2012
Date 05/03/2012 15:53:20

District Sub Registrar



Signature of Operator

✓ Sudha Agarwal.



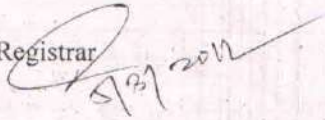
निबंधन विभाग, झारखंड
जमशेदपुर

Token No.1 Token Date: 05/03/2012 12:14:05
Serial/Deed No./Year :1112/834/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Sandeep Mahato Father/Husband Name:Subhas Mahato (Identifier) Dimna Road, Mango,Jsr		
8	Sandeep Mahato Father/Husband Name:Subhas Mahato (Witness1) Dimna Road, Mango,Jsr	<input type="checkbox"/>	<input type="checkbox"/>
9	Palit Kumar Murmu Father/Husband Name:Late B. Murmu (Witness2) Golmuri,Jsr	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I
Volume 38
Page 85 To 110
Deed No 1112/834
Year 2012
Date 05/03/2012 15:53:20

District Sub Registrar



Signature of Operator

✓ Sudha Agarwal.



निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Form No: 1

Token Date/Time: 05/03/2012 12:14:05

Document Type: Sale Deed
Presenter Name & Address: Smt. Keshar Devi Choudhary, 157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi, Jsr
Stampable Doc. Value: 825000
Document Value: 825000
Special Type: DOE
Stamp Value: 33000
Serial No.: 0
Date of Entry: 05/03/2012
Total Pages: 26
Book: 1
CNO/PNO:

checked by
5/3/12

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1642	8	MANGO	505	4099/4369			OR_RES	3.08 Decimal	360360

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
JR_PAKKA	1642	8	MANGO	H.No.10, Gunamoy Colony, Mango, Jsr	300	1500 Sq. Ft.	450000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Smt. Keshar Devi Choudhary	W/O Late Babu Lal Choudhary	H.Wife	Other		157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi, Jsr
2	VENDOR	Ram Gopal Choudhary	S/O Late Babu Lal Choudhary	Business	Other		157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi, Jsr
3	VENDOR	Raj Kumar Choudhary	S/O Late Babu Lal Choudhary	Business	Other		157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi, Jsr
4	VENDOR	Manoj Kumar Choudhary	S/O Late Babu Lal Choudhary	Business	Other		157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi, Jsr
5	VENDOR	Dilip Kumar Choudhary	S/O Late Babu Lal Choudhary	Business	Other		157, Dhalbhum Road, Ambagan Sakchi, Ps. Sakchi, Jsr
6	VENDEE	Smt. Sudha Devi Agarwal	W/O Bijendra Prasad Agarwal	H.Wife	Other		2, Gunamoy Colony, Mango, Ps. Mango, Jsr
7	Identifier	Sandeep Mahato	Subhas Mahato	Business	Other		Dimna Road, Mango, Jsr
8	Witness1	Sandeep Mahato	Subhas Mahato	Business	Other		Dimna Road, Mango, Jsr
9	Witness2	Palit Kumar Murmu	Late B. Murmu	Business	Other		Golmuri, Jsr

Fee Details:

SN	Description	Amount
A1		24,750.00
SP		390.00
LL		2.50
PR		0.94
Total		25,143.44

केशर देवी

परयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

पंजीकरण का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर

परयुक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष
चौकार किया
जिसकी
हचान पिता
नेवासी पेशा ने की।

निबंधन पदाधिकारी का हस्ताक्षर

Sudha Agarwal.