

6398 sale value 108000

Mango 3000Rs.



87  
21/11

हस्ताक्षरित प्रमाणित  
कि ६३ सही पक्षों  
आद  
म

LAKSHMI NARAYAN KUKREJA

by  
24/1/05

74350

भारत गणराज्य  
प्रमुख  
व्यवस्थापक  
विभाग

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 24<sup>TH</sup> DAY OF JANUARY, 2005, AT JAMSHEDPUR.

परमानंद  
24/1/2005

BY :  
24/1/2005

(1) SHRI LAKSHMI NARAYAN KUKREJA, son of late Parmanand Kukreja and (2) SHRI SAMIR KUKREJA, son of Shri Lakshmi Narayan Kukreja, both by religion Hindu, Indian Citizen, residents of Pardi, P.S. Mango, in town Jamshedpur, Dist. Singhbhum East, Jharkhand, hereinafter called the SELLERS (which expression shall unless repugnant to the context include their heirs, successors, administrators, representatives of the ONE PART : for self and duly constituted attorney for Samir Kukreja, S/o. Shri Lakshmi Narayan Kukreja, vide G.P.A.No.IV-45, dt. 17.1.05 at Jamshedpur.

AO 1080.00  
AO 36.00  
1116.00  
Jeri 22.50  
P... 0.94  
11192.44

24/1/05





- :: 2 :: -

IN FAVOUR OF

SMT. PREMA KUMARI, W/o Sri Suresh  
 Yadav, by religion Hindu, Indian Citizen,  
 permanent resident of village Koushalpur,  
 P. S. Charpura, Dist. Begusarai (Bihar), now  
 residing at Dalma Base Colony, P.S. MGM  
 Mango, in town Jamshedpur, Dist. Singhbhum East,  
 hereinafter called the PURCHASER (which expres-  
 sion shall unless repugnant to the context  
 includes her heirs, successors, administrators  
 representatives, and assigns) of the OTHER  
 PART :

NATURE OF TRANSFER : SALE.

CONSIDERATION AMOUNT : Rs. 1,08,000/- (Rupees  
 one lakh eight thousand) only.





*M. Singh*

- :: 3 :: -

WHEREAS, the sellers are the sole, exclusive and lawful owners of ALL THAT property more particularly mentioned in the schedule 'A' below;

AND WHEREAS, the present sellers purchased the schedule 'A' below property from its former owner Kalwant Singh Virdi son of S. Dhanna Singh Virdi, of Pennar Road, Sakchi, Jamshedpur, Vide Sale Deed No. 5456, dated 22.08.1988, registered at Jamshedpur, Sub-Registry office and since purchase the sellers have been in possession and exercising all acts of ownership thereto, to the knowledge of all without any interruption or impediment from any corner;





- :: 3 :: -

WHEREAS, the sellers are the sole, exclusive and lawful owners of ALL THAT property more particularly mentioned in the schedule 'A' below;

AND WHEREAS, the present sellers purchased the schedule 'A' below property from its former owner Kalwant Singh Virdi son of S. Dhanna Singh Virdi, of Pennar Road, Sakchi, Jamshedpur, Vide Sale Deed No. 5456, dated 22.08.1988, registered at Jamshedpur, Sub-Registry office and since purchase the sellers have been in possession and exercising all acts of ownership thereto, to the knowledge of all without any interruption or impediment from any corner;





- :: 4 :: -

AND WHEREAS, the said property has been mutated in the name of the sellers within the records of C.O., at Jamshedpur, Vide mutation case No. 531/2003-04, order dated 30.07.2003, and who have been paying ground rent and other taxes to the Superior landlord;

AND WHEREAS, the sellers have agreed with the purchaser for ABSOLUTE sale of the said property to the purchaser for a total consideration amount of Rs. 1,08,000/- (Rupees one lakh eight thousand) only and the purchaser has accepted to purchase the same.

*Buyer*



- :: 5 :: -

NOW THIS DEED OF SALE WITNESSETH :-

1. That in pursuance of the above agreement and in consideration amount of Rs. 1,08,000/- (Rupees one lakh eight thousand ) only, paid by the purchaser to the sellers, the receipt whereof the said sum do hereby accept, acknowledge as full, final and highest consideration amount, against sale of the schedule 'A' below property and do hereby convey their said property to the purchaser by these deed of sale.
2. That the sellers are completely divested of all their interest and right in the said property and shall cease to have any right or title in the property hereby sold to the purchaser by these presents.

P/..6.



ON 6/2/20

- :: 6 :: -

3. That the sellers on receipt of full consideration amount from the purchaser and have ~~delivered~~ possession of the said property in favour of the purchaser and relevant papers and documents of the said property.

4. That the purchaser will be at liberty to get her name mutated in the records of the Superior landlord and will pay ground rent in her own name.

5. That prior to ~~sell~~ and execution of this deed the sellers have not conveyed or delivered or transferred or ~~sold or mortgaged~~ the said property to any other party and same is free from all encumbrances, charges, liens and lispendence.

P/..7.

*Handwritten signature*  
-:: 7 :: -

6. That if the purchaser sustains any loss due to defect title of the sellers in respect of the said property the sellers shall be liable to the purchaser and shall recoup the purchaser for such losses together with all litigations expenses that may incur by the purchaser to perfect her title in the demised property.

SCHEDULE - 'A'

ALL THAT land measuring an area 1930 sq.ft. together with one room ad measuring one hundred sq.ft. being in plot No. 902, under Khata No. 329, corresponding to Old Khata No. 609, situated in mouza Pardih P. S. Mango, recorded under Ward No. 9, Jamshedpur NAC, Dist. Sub-Registry office at Jamshedpur, District.



8

- :: 8 :: -

Singhbhum East,

which is bounded by :

- NORTH BY : Portion of Plot No.902  
& portion of S.Dham;  
SOUTH BY : Remaining portion of the said  
Plot now purchased by Prema  
Kumari;  
EAST BY : Land of Ravi & part Plot  
No.902;  
WEST BY : Side Road ;

Annual rent payable to the Superior  
landlord, the State of Jharkhand, through  
C.O., at Jamshedpur.

IN WITNESS WHEREOF the sellers have here-  
unto set their hands today at Jamshedpur

P/..9.



*Handwritten signature*

- :: 9 :: -

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.

*Handwritten signature*  
24/1/05

WITNESSES :

- 1. Jaykish B. Yadav 24-01-05
- 2. ~~A. Sanyal~~ 24/1/05

Typed by :

*Handwritten signature*  
24/1/05

U. K. Ghosh  
Jsr. Court.

Drafted by :

*Handwritten signature*  
24/01/05  
Advocate, Jsr. Court.

NOTE : The original deed and 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 1500 nos.

*Handwritten signature*  
24/1/05