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307

Sale 12,00,000/-, P.S. Chaibasa at 48000/-, Rent 1.00R

क अधीन ग्राह्य भारतीय स्टाम्प अधिनियम 1998 की अनुसूची 1 या 1 क. स0 के अधीन छाटानागपुर कास्तकारी अधिनियम के धारा -23- क अधीन दधावत स्टाम्प सहित (या स्टाम्प बुल्क, प विमुक्त या स्टाम्प बुल्क अपेक्षित नहीं।

-2-

DEEP CHOUHAN
Asmita Jethwa

बिबेकनाथ पट्टाधिकारी
वाइस एम
2/11/2020



Deep Chouhan 2/11/2020

Asmita Jethwa 2/11/2020

NAME OF THE SELLERS : 1. Smt. DEEP CHOUHAN, aged about 64 years, wife of late Ballabh Das Chouhan, daughter of late Bhimji Taunk, granddaughter of late Manji Taunk, by occupation-Housewife, by caste-Kayastha, resident of near 152, Nimdih, New Colony, Near Santoshi Mandir, Chaibasa, P.O.-Chaibasa, P.S.-Sadar, District – Singhbhum West,

PAN NO. AXIPC0219Q

2. ASMITA JETHWA, aged about 37 years, wife of Sri Kamlesh Jethwa, daughter of late Ballabh Das Chouhan, granddaughter of late Varjang Chouhan, by occupation - Housewife, by caste - Kayastha, resident of 199/3, Thotha Para, Dhuragaon, Lohandiguda, P.O. & P.S.-Lohandiguda, District Bastar, State - Chattisgarh 494010

PAN NO. BDEPC5242A

NATIONALITY:-Indian

<u>Fee paid</u>	
A02	36000.00
Salami	3.00
Proccer	1.00
S.P.	1170.00
<hr/>	
	37174.00

[Signature]
02/11/2020

Deep Chauhan
Asmita Jethwa

NAME OF THE PURCHASER : Smt. SHAKUNTALA DEVI @

SHAKUNTALA DEVI AGARWAL, aged about 68 years, wife of late Mulchand Agarwal, daughter of late Harishchand Agarwal, granddaughter of late Maman Chand Agarwal, by occupation - Housewife, by caste - Vaishya, resident of Sadar Bazar, Jain Market, P.O.-Chaibasa, P.S.-Sadar, District - Singhbhum West;

PAN NO.AFVPA1461K

NATIONALITY:-Indian

NATURE OF DEED:-Sale Deed in respect of 6 decimals of residential kayami right land not situated on main road.

GOVERNMENT VALUATION :-Valuation of 6 decimals of land @Rs.1,97,450/- per decimal (1,97,450/- X 6) = Rs.11,84,700/-

CONSIDERATION FOR TRANSFER :-Rs 12,00,000/

SCHEDULE OF THE PROPERTY HEREBY SOLD :- District-Singhbhum West, Town, P.O. & P.S. - Chaibasa Sadar, land situated at Municipal Ward no. -7 (old) 14(new), Mohalla - New colony, Gandhi Tola, Kayami right residential land which is not situated by the side of the main road, under new khata no.-50(Fifty), new plot no. - 76 (Seventy six), measuring an area of 0.06 acre (six decimals), Having Municipal Holding no. 0140000099000A1 of Ward no.14, bounded as:

North:- 15 feet wide road on portion of plot no.76

South:-25 feet wide road on portion of plot no.76

East:- Block no.76/I on portion of plot no 76

West:-Block no.76/K on portion of plot no 76

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Boundaries in feet:

Northern boundary: 60 (sixty feet)

Southern boundary: 61 (sixty one feet)

Eastern boundary: 43 (forty three feet)

Western boundary: 43 (forty three feet)

A sketch map along with measurements and location of the land hereby sold is annexed with this deed which will form part of this deed. The land hereby sold has been marked in red wash and specifically marked as "76/J" in map annexed with this deed.

ANNUAL RENT : Rs.1.00 (Entered in online Register II at page no.66, volume no.1)

LAND LORD:- Circle Officer, Sadar Chaibasa.

WHEREAS, the land under khata no.50, new plot no 76, measuring an area of 1.34 acre, of old ward no 7, new ward no14, described in schedule above was the property of land has been recorded in the name of Smt. Shobha Jain, in the recent survey settlement operation Records of Rights. -

AND

WHEREAS, said Shobha Jain sold a portion of said land, measuring an area of 6 decimals, described in the schedule above, in favour of Sri Ballabh Das Chouhan, by a registered deed of sale, bearing no.4016/3926, dated 07.11.1977.

AND

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

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WHEREAS, said Ballabh Das Chouhan got his name mutated in respect of the schedule land in the office of the Town Khas Mahal Officer, Sadar at Chaibasa, vide T.K.M. Case no. 50(M) of 1977-78

AND

WHEREAS, said Ballabh Das Chouhan, passed away on 12.04.2001 leaving behind seller no.1 as his widow and seller no. 2 as his only daughter, who jointly inherited the schedule property and came in possession of the same as joint and sole owner thereof and they have paid online malguzari, vide online receipt no. 0097657627, dated 09.11.2019.

AND

WHEREAS, in the aforesaid manner the sellers are the absolute owner in possession of the schedule land.

AND

WHEREAS, the sellers intended to sale the land described in schedule above, and offered to sale the same in favour of the purchaser, at a consideration of **Rs. 12,00,000/- (twelve lakh only)**.

AND

WHEREAS, the purchaser, agreed to purchase schedule property for the said consideration price of **Rs. 12,00,000/- (twelve lakh only)**.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That the sellers have sold the schedule property at the consideration of **Rs. 12,00,000/- (twelve lakh only)** to the purchaser and the purchaser has purchased the same at the said consideration amount.
2. That the purchaser has paid the entire consideration money of **Rs. 12,00,000/- (twelve lakh only)** to the sellers, in the following manner :
 - i. **Rs. 1,00,000/- (one lakh only)** has been paid, vide Cheque no. 003542, dated 20.07.2018, drawn on IDBI Bank, Chaibasa, drawn in favour of the seller no. 1, drawn by purchaser.
 - ii. **Rs. 5,00,000/- (five lakh only)** has been paid, vide Cheque no. 182248, dated 20.08.2020, drawn on IDBI Bank, Chaibasa, drawn in favour of the seller no. 1, drawn by purchaser;
 - iii. **Rs. 6,00,000/- (six lakh only)** has been paid, vide Cheque no. 182249, dated 20.08.2020, drawn on IDBI Bank, Chaibasa, drawn in favour of the seller no. 2, drawn by purchaser;
3. That seller hereby acknowledges receipt of payment of entire consideration amount of **Rs. 12,00,000/- (twelve lakh only)** from the purchaser in the aforesaid manner.
4. That all the right, title, interest, property claim and demand whatsoever of sellers into or upon schedule property is hereby

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- conveyed and transferred unto purchaser her heirs, executors, administrators and assigns absolutely.
5. The possession of the schedule property has been delivered by the sellers to the purchaser and the purchaser shall now own and possess the same, without any claim or disturbance from the sellers.
 6. That the sellers hereby agree and declare for themselves, their heirs, successors, executors, administrators and assigns that they have good right, title and interest to convey schedule property unto the purchaser.
 7. That the sellers hereby declare that the schedule property is free from all encumbrances, mortgage, lien, lis-pendent attachment etc. and the purchaser shall hereinafter hold, use and enjoy the same as her own property without any interruption or demand from the sellers.
 8. That it is hereby declared by the sellers that there is no litigation pending in respect of the schedule property and same is neither a Raiyati government land, nor Khas Mahal lease land.
 9. That the words and express "Sellers" and "Purchasers" unless repugnant to the context, shall mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF THE SELLERS HAVE PUT THIER SIGNATURE ON THIS DEED OF SALE ON THIS 2nd DAY OF November, 2020.

Deep churkum
Asmita Jethwa

Witnesses

1. Nitin Agarwal
S/O - MULCHAND AGARWAL
Sector Durga, near Jain Market
Chitbeto, West Singhbhum.

2. Sarwan Chakraborty
S/O Banwari Lal Chakraborty
Jeev Colony, Nimelki
Near Santoshi Mandir
Chitbeto, Singhbhum (W)



Sakshita Agarwal

Sand.
Advocate
2/11/2020

Drafted, typed and printed; Read over and explained the contents of this deed of sale to the executants. There are 1111 words in this deed. Certified that the finger prints of left hand of each person whose photograph is affixed in the deed, have been obtained before me.

Sand.
2/11/2020
Advocate