

1407 Sale 264000 for Smt. Chhabra St-125000/ Ak 200 NP 1366



TE C  
2618110

**झारखण्ड JHARKHAND**

यह 21 के अधीन प्राइम भारतीय स्टाम्प अधिनियम 1998 की अनुसूची 1 या 1 क. सं 0 के अधीन गरीब मारामागपू कायदाकारी अधिनियम के धारा 28-अधीन स्थावत स्टाम्प सहित (या स्टाम्प टुकड़ों) से मुक्त या स्टाम्प टुकड़ा प्रोक्षित नहीं।

*Mojib*  
26/8/10  
निदेशक पंजीयकारी  
राजमार्ग

*paid*

Ally 26110.00  
Sd/- 2.50  
R/ce 0.94

(11 of Bhagwati Devi Pirojiwala)  
26-8-10

Selling 26.640 decimals of land for  
₹ 26,11,000/- only.

(11 of Bhagwati Devi Pirojiwala)  
26-8-10

(11 of Draupadi Devi Pirojiwala)  
26-8-10



046201



**DEED OF SALE**

**NAME OF THE SELLER :- 1. DRAUPADI DEVI PIROJIWALA**, wife of Late Srilal Pirojiwala, by faith Hindu, by caste - Agarwal, by occupation - Housewife, resident of Mohalla - Toongri, P.O. - Chaibasa, P.S. - Sadar, District - Singhbhum West. PAN no. ATKPA2676D.

**2. BHAGWATI DEVI PIROJIWALA**, wife of Late Sawal @ Sawar Ram Pirojiwala, by faith Hindu, by caste - Agarwal, by occupation - Housewife, resident of Mohalla - Toongri, P.O. - Chaibasa, P.S. - Sadar, District - Singhbhum West. PAN no. AKK PP0364Q.

**NATIONALITY :-** Indian.

**NAME OF THE PURCHASER :- ROMI SAO**, son of Sri Ramesh Prasad Sao, by faith Hindu, by occupation - Business, by caste - "Sudhi" resident of Mohalla - European Quarters, P.O. and P.S. - Chaibasa, District - Singhbhum West. PAN no. AUCPS5644N.

**NATIONALITY :-** Indian.

006148/10

जिला अवर निबंधक,  
प० सिंहभूम, चाईबासा

Order No: 8641/2009 of Chaibasa  
To Rs. 25000/- total value  
of stamp purchased To No. 1022/2009  
Rs. \_\_\_\_\_  
Date of issue 26/8/10  
Stamp Clerk  
K. Singhbhum Tre. Cr.



श्रीमती द्रौपदी देवी प्रियदर्शिणी  
जिला अवर निबंधक, सिंहभूम, चाईबासा  
जहाँ मैंने अपना लेखा खाते  
द्वारा प्रमाणीकृत पुस्तक  
संख्या 20 के अंत  
में लेखाकारियों या दावेदारों या दावेदारों में से एक  
के प्रमाणीकृत (अटनो) 8641/2009  
20 के अंत में (ए. अ. अ. अ.) में 40 के अंत में निम्नलिखित  
निबन्धन के लिए एक  
निबन्धन पत्रिका  
प्रस्तुत है

(26 of Draupadi Devi Priyadarshini)  
26-8-10

*Signature*  
26/8/10



झारखण्ड JHARKHAND

(21 of Drowadi, Duni Pirojwala)  
26-8-10



(21 of Drowadi, Duni Pirojwala)  
-2- 26-8-10

6198

**CLASS OF DEED :-** Sale Deed in respect of Kayami right residential land, area 0.26.640 Acre, situated at new Ward no. 7, Toongri, P.O. – Chaibasa, District Singhbhum West.

**VALUATION FIXED BY GOVERNMENT AND CONSIDERATION:-** Value of 26.640 decimals of land @ 98,000/- per decimals = ₹ 26,10,720/- or ₹ 26,11,000/- (Twenty six lakhs and eleven thousands) only.

**SCHEDULE OF THE PROPERTY HEREBY SOLD :-** In the District and District Registry: Singhbhum West, Sub-registry at Chaibasa, Thana – Kolhan, residential right Kayami right land situated by the side of Main Road, within old ward no. – 5 (five), now included within new ward no. 7 (seven) of the Chaibasa Municipality, Mohalla – Toongri, P.O. & P.S.- Chaibasa, under recent survey Khata no. 33 (thirty three), portion of New plot no. 229 (two hundred and twenty nine), having details given in the table below, measuring total area of 0.26.640 acre (twenty six decimals and six hundred and forty bargkaries), bounded on the :-

North :- Portion of plot no. 229 allotted to the share of Smt. Kanta Devi Pirojwala,

South :- Land of Raju Papadwala,

East :- Parti land,

West :- Main road to post office.

जिला अवर विन्यक  
पो सिंहभूम, चाईबासा  
29/8/10

11/10

9  
कोषागार परदाधिकारी  
प० सिंहभूम, चाईबासा  
*[Signature]*

Sold To	
To Rs.	total value
Stamp purchased To Rs.	
Rs.	
Date of sale	<i>21/08</i>
Stamp Clerk	<i>[Signature]</i>
Signature	





झारखण्ड JHARKHAND

046199



(L1 of Bargkari Dem. F. m. (land))  
26-8-10



(L1 of Bargkari Dem. F. m. (land))  
26-8-10

Plot no.	Area		
	Acre	Decimals	Bargkaries
229/a (portion)	00	11	490
229/b	00	01	000
229/c	00	05	500
229/d (portion)	00	00	850
229/j (portion)	00	01	050
229/k	00	00	125
229/l	00	01	375
229/m	00	04	875
229/n	00	00	375
Total area	00	26	640

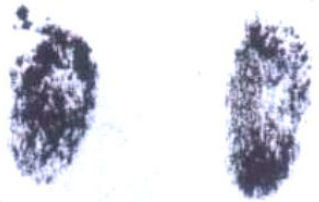
Boundaries in feet :-

Northern side : 180 Feet,  
Eastern side : 50 feet,

Southern side : 200 feet,  
Western side : 72 feet.

कीर्षागार गदाधिकार  
श्री सिंहभूम, चाईबासा  
25/08

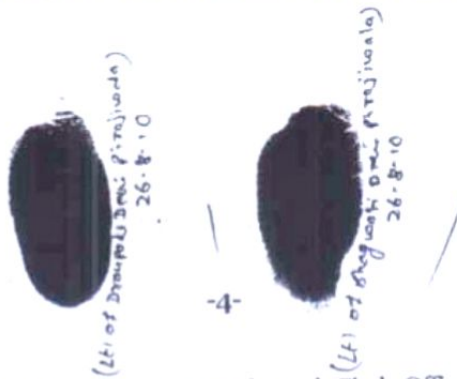
Amount To Rami Saha of Chaibasa  
To Rs. 25000/- total value  
Stamp purchased To Rs. 10500/-  
Rs. \_\_\_\_\_  
Date of issue 25/08  
Stamp Clerk  
Chaibasa T.V. 27





झारखण्ड JHARKHAND

046200



**LANDLORD :-** The A.D.C. Singhbhum West through Circle Officer, Sadar at Chaibasa.

WHEREAS, land under recent khata no. 33, described in the schedule above has been jointly recorded in the name of the present sellers, along with their two sisters-in-law, (1) Triveni Devi, wife of Sri Muralidhar Pirjiwala and (2) Kanta Devi, wife of Sri Bishwanath Pirojiwala; in the recent survey settlement records of rights finally framed and published in the year 1972.

AND

WHEREAS, the aforesaid recorded tenants mutually partitioned the land under said khata and each four of them were allotted an area of more or less measuring ten kathas. The same was shown in a map prepared after such mutual partition, which has been duly signed by all the recorded tenants in acknowledgment of said mutual partition.

AND

WHEREAS, each of the four recorded tenants came in exclusive possession of their

006151/10

कोषागार पदाधिकारी  
श्री० सिंहभूम, चाईबासा  
२०१७८

Hold To Rami Saa of Chaibare

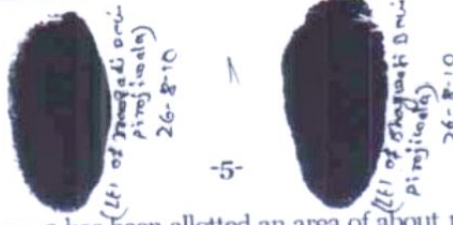
To Rs 25000/- total value

Stamp Purchased To Rs 195000/-

Date of issue 20/1/17  
Stamp Clerk  
Srinivasan Tri







WHEREAS, the seller no. 2 has been allotted an area of about 10 kathas on the extreme southern portion of plot no. 229, whereas, seller no. 1 has been allotted adjacent southern portion of said plot. The portion allotted to seller no. 1 and 2 has been subject matter of this sale deed and same has been described in the schedule above and shall herein after be referred to as "schedule land".

AND

WHEREAS, both the sellers wanted to raise funds & were looking for buyers, to sell the schedule land.

AND

WHEREAS, the purchaser, on knowing the intention of seller, expressed his willingness to purchase schedule land.

AND

WHEREAS, sellers accepted the proposal of purchaser & agreed to sell the schedule land to him at a consideration of ₹ 26,11,000/- (Twenty six lakhs and eleven thousands) only and the purchaser agreed to purchase the same at the said consideration on terms and conditions stated herein below.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

महेश्वर पदाधिकारी  
सिंहभूम, चाईबासा

Field To Romi Kap of Chaibasa

To Rs 5000/- ... total value

Stamp purchased To Rs 1000/-

Date of issue

22/10/08  
Stamp Clerk  
H. Singhbhum Try Co



(f) of Punjab Dev. P. No. 26.8.10

(f) of Punjab Dev. P. No. 26.8.10

-6-

1. That the sellers have agreed to sell the schedule land at the consideration ₹ 26,11,000/- (Twenty six lakhs and eleven thousands) only to the purchaser and the purchaser has agreed to purchase the same at the said consideration amount.
2. That the purchaser has paid the entire consideration money amounting to ₹ 26,11,000/- (Twenty six lakhs and eleven thousands) only to the sellers, in the following manner :-
  - (a) by way of a cheque, bearing no. 440901, dated 23.08.2010, drawn in favour of the seller no. 1, drawn on Punjab National Bank, Chaibasa Branch, for a sum of ₹ 13,05,500/- (thirteen lakh, five thousand and five hundred only).
  - (b) by way of a cheque, bearing no. 440902, dated 23.08.2010, drawn in favour of the seller no. 2, drawn on Punjab National Bank, Chaibasa Branch, for a sum of ₹ 13,05,500/- (thirteen lakh, five thousand and five hundred only).
3. The sellers hereby jointly and severally acknowledge receipt of payment of entire consideration amount of ₹ 26,11,000/- (Twenty six lakhs and eleven thousands) only, in the aforesaid manner, from the purchaser towards full and final satisfaction of consideration amount.
4. That all the right, title, interest, property claim and demand whatsoever of sellers into or upon schedule land is hereby conveyed and transferred unto purchaser his heirs, executors, administrators and assigns absolutely and forever.
5. That the sellers hereby agree and declare for them self, their heirs, executors, administrators and assigns that they have good right, title and interest to convey the schedule land unto the purchaser, his heirs, executors and assigns.
6. That the sellers hereby declare that the schedule land is free from all encumbrances, mortgage, lien etc. and the purchaser shall hereinafter hold, use and enjoy the same as his own property without any interruption or demand from the sellers or any of their family members, in any manner he likes.

(Lft of Dhanraj Bani Pirojwala)  
26-8-10

(Lft of Bhagwanth Bani Pirojwala)  
26-8-10

7. That the words and express "Sellers" and "Purchaser", unless repugnant to the context, shall mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF THE SELLER HAS PUT HIS SIGNATURE ON THIS DEED OF SALE ON THIS 26<sup>th</sup> / August / 2010 AT CHAIBASA.

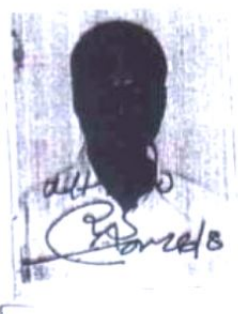
WITNESSES

1. Ashok Kr. Agarwal  
S/O Late S.R. Agarwal  
Sadar Bazar  
Bata Gali, 8-2010  
Chaibasa 26
2. पाननाथ मीरप्रसाद  
मनी मीरप्रसाद  
पु. बेलगाँव, वि. मीरप्रसाद  
चाइबासा

(Lft of Dhanraj Bani Pirojwala) 26.8.10  
 (Lft of Bhagwanth Bani Pirojwala) 26.8.10  
 (SELLERS)

Read over and explained the contents of this deed of sale to the executant There are 1,168 Words in this deed.

Advocate 26.8.10



Romi Sao.  
26.8.10

Typed by me

(Samir Kumar Pramanik)  
Chaibasa

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

Advocate 26.8.10