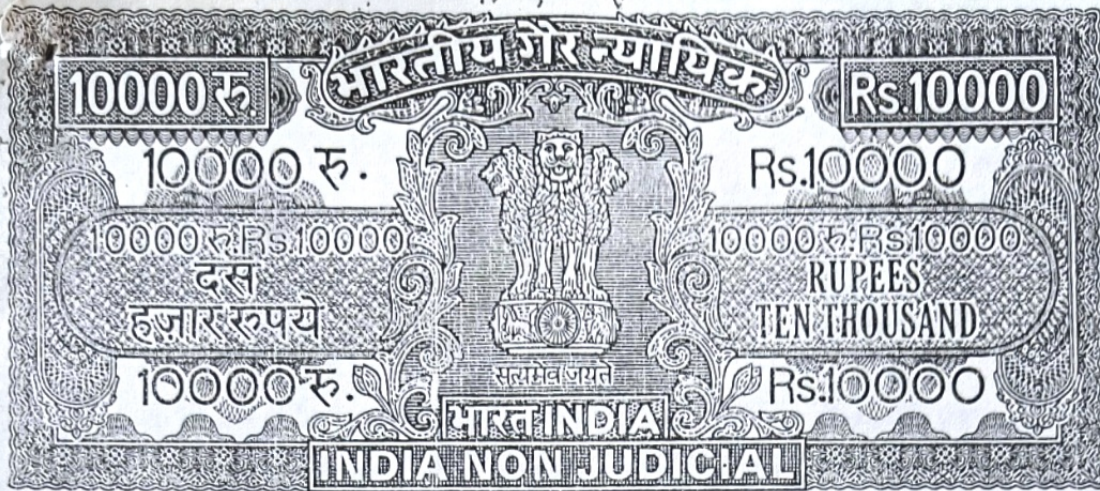


y E &

Amount Rs. 1,66,000/- Chaibasa.

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27/3/2002

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Land sold measuring 04
 (bore) abar, son of Sri Kumar
 Agrawal, B.P.S. 1, 80, 800/-

Raj Kumar Agrawal
 27.3.02

13980.00
~~3320.00~~
~~17200.00~~

Feb. 1st
 3320.00
 May 90.00
 2.50
 0.94
 3413.44

SALE DEED

(OUT OF CEILING AREA LIMITS)

(Situated within Ward No.5 of Chaibasa Municipality).

NAME OF SELLER : ✓ SRI RAJ KUMAR AGRAWAL, son of Sri
 Jwala Prasad Agrawal, by caste
 Agrawal (Baniya), by faith Hindu,
 by occupation business, resident of
 Mohalla Tungri, Town, P.O. and P.S.
 Chaibasa, District West Singhbhum,
 Jharkhand, Nationality Indian.

contd.....P- 2.

5000Rs.



-3-

*Raj Kumar & Agastwaf,
27.03.02*

NAME OF PURCHASER: SMT. SONI OJHA, wife of Sri Raj Kumar Ojha,
by caste Brahmin, by faith Hindu, by
occupation House-wife, resident of Dey Colony,
Gatusai, Town, P.O. and P.S. Chaibasa,
District West Singhbhum, Jharkhand,

*Raj Kumar & Agastwaf,
27.03.02*

CLASS OF LAND: - Nationality Indian.
maxan sahan (Basahi right)
CLASS OF DOCUMENT : SALE DEED for land of Kayemi Right;
measuring an area of 0 Acre 04 Decimals
600 Bargkaries.

CONSIDERATION: Rs. 1,66,000/- (Rs. One Lakh sixty six
(As per Govt. Value) thousand only).

COST OF LAND:

Rs. 25,000/- x 4.600 Dec.	=	Rs. 1,15,000.00
20% extra for main road	=	Rs. 23,000.00
		Rs. 1,38,000.00
20% extra on entire cost	=	Rs. 27,600.00
		Rs. 1,65,600.00 Say Rs. 1,66,000/-.

ACTUAL CONSIDERATION AMOUNT: Rs. 1,60,000/- (Rs. One Lakh
and Sixty thousand only).

contd... P-2.



-3-

*Registered
27.03.02*

SCHEDULE (Description of land hereby sold)

District Registry and District West Singhbhum, Sub-Registry Chaibasa, land of Kayemi right situated in Mouza DUMBISAI, Thana No. 643, Thana Kolhan, Municipal Ward No. 5, within Chaibasa Municipality, Town and P.S. Chaibasa, bearing portion of Municipal Holding No. 14 and 5/33 (New) recorded under New Survey and Settlement Khata No. 119, portion of New Plot No. 298, being sub-plot no. 298-A (Portion) Angan measuring an area of 0 Acre 04 decimals 600 Bargkaries and bounded as follows:-

North: 10' feet wide nij gali.

South: Nalini Ranjan Chatterjee.

East : Nij.

West : P.W.D. (Municipal) Road.

Landlord: The Circle Officer, Sadar, Chaibasa.

Annual rent, Rs. 2.00 P. only.

contd...P- 4.



-4-

*Raj Kumar
Agarwal
27.10.87*

The land hereby sold is delineated in RED colour and marked as Sub-Plot No. 298-A/1 in the annexed sketch map which forms part of this SALE DEED.

WHEREAS, the aforementioned property morefully described in the Schedule above was purchased by the abovenamed Seller from one Pankaj Ahuja, son of Sri Narendra Pal Ahuja of Mohalla Tungri, Chaibasa by registered Deed of Sale bearing No. 1567 dated 10.06.1987 registered at Chaibasa District Sub-Registration Office and recorded in Book No. I, Volume No. 19/87, page nos. 230 and 238. Thereafter the aforementioned land has been duly mutated in favour of the present seller vide order dated 23.10.1987 passed by the Circle Officer, Sadar, Chaibasa in Mutation Case No.121 of 1987-88;

A N D

WHEREAS, before the aforementioned transfer the land aforementioned alongwith portion of residential house was purchased by said Shri Pankaj Ahuja from Shrimati Pushpa Rani

contd...P-4.



-5-

*Raj Kumar
27.03.82*

Nath wife of Shri Nani Gopal Nath of Mohalla Amlatola, Chaibasa, by registered Sale Deed No. 2194 dated 10.07.1985 registered at Chaibasa and recorded in Vol. No. 24/85 in Page No. 198 to 206. The said land was also mutated in his favour vide order of the Circle Officer, Chaibasa dated 28.12.1985 in Mutation Case No. 162 of 1985-86;

A N D

WHEREAS, prior to the aforementioned transfer the said property was purchased by said Shrimati Pushpa Rani Nath from its original owners (i) Nirode Baran Chatterjee, son of Late Jamini Kanta Chatterjee (ii) Santosh Kumar Chatterjee, (iii) Minor Kamal Chatterjee, both sons of Late Kumud Ranjan Chatterjee, (iv) Shrimati Tarulata Chatterjee, wife of Late Kumud Ranjan Chatterjee, all residents of Mohalla Tungri, Chaibasa, by means of a registered deed of sale bearing No. 3418 dated 23.07.1976 duly registered at Chaibasa and recorded in Vol. No. 40/76, pages. 284 to 292 and thereafter the said property was also mutated in favour of said Shrimati Pushpa Rani Nath in Mutation Case No. 19 of 1977-78 vide order of the Circle Officer, Sadar,

contd..P-6.



-6-

Chaibasa dated 13.11.1979;

A N D

WHEREAS the land bearing New Plot No. 298 is recorded under New Khata No. 119 of Ward No. 5, of Chaibasa Municipality in the name of its Original owners (i) Shri Nalini Ranjan Chatterjee, (ii) Shri Nirode Baran Chatterjee, (iii) Shri Santosh Kumar Chatterjee and (iv) Kamal Chatterjee, all residents of Mohalla Tungri, Chaibasa, District West Singhbhum and they have amicably partitioned the aforementioned property according to their convenience;

A N D

WHEREAS being in urgent need of money the abovenamed Seller declared to sell the aforementioned property for a consideration of Rs. 1,60,000/- only and the abovenamed purchaser has also agreed to purchase the said property free from all sorts of encumbrances;

A N D

WHEREAS a 10' (Ten feet) wide and 62' (sixtytwo) feet long road (Passage) on the Northern extreme boundary of plot No. 298A, running from West to East is being used by the Seller and the same

contd..7.



-7-

*Red Khanda
Aparna
27.03.02*

is in his possession for ingress into and egress from the house of the seller situated on the extreme eastern side of the demised property. It is agreed by and between the above named Seller and Purchaser that in future the Seller shall not erect or construct any wall on the eastern and northern side of the demised property and he shall do so after leaving 3'(three) feet vacant space from the land hereby sold to the abovenamed purchaser by this deed of sale and the Seller shall do so after taking written consent of the abovenamed purchaser and none of the parties including their heirs, successors, legal representatives and assigns can put any objection or obstruction in future in any manner whatsoever;

NOW THIS SALE DEED IS MADE ON THE 27th DAY OF MARCH, 2002 AT CHAIBASA IN BETWEEN THE PARTIES ABOVENAMED WITNESSETH AS FOLLOWS:-

1. That, in pursuance to the aforementioned agreement the purchaser has paid to the Seller the aforementioned consideration of Rs.1,60,000/- only in cash, the receipt whereof the Seller hereby acknowledges in full.

contd...P- 8.

-8-

Raj Kumar Agarwal
27.03.02

2. That, in consideration of the aforesaid sum of Rs. 1,60,000/- only paid by the Purchaser to the Seller, the Seller does hereby convey, grant, sale, transfer, assign unto and to the Purchaser all the portion of vacant land and which is described in the Schedule above together with all rights, title and interest of the said Vendor to have and to hold the same absolutely for ever and to enjoy the same by her and by her heirs, executors, assigns and successors in interest on the terms that the Seller has assured the Purchaser that he has not charged or encumbered the said property in any manner whatsoever.

3. That, the Seller hereby covenants with the Purchaser that the purchaser at all times hereafter shall hold, possess and enjoy the property hereby sold without any obstruction or disturbance whatsoever from the Seller or his heirs, successors, assigns or any other person or persons claiming through or under him and from to-day the Seller has put the Purchaser in possession of the demised property morefully described in the Schedule above.

4. That, the Seller further declares that the property hereby sold is free from all sorts of encumbrances, charges, claims, and lien of any kind whatsoever and the Seller further declares that he has not done any thing whereby the property may be subjected to any attachment of lien of any court or proceedings whatsoever in future.

contd...9.

Raj Kumar Agarwal
27.03.02

5. That, the Seller has agreed with the purchaser that if for any defect in the title of the seller, the purchaser is deprived of the peaceful enjoyment of the property hereby sold or any portion or share thereof, the Seller hereby undertakes to compensate the purchaser fully and reasonably in all respect.

6. That, the Seller hereby further agreed with the purchaser that the seller or any person or persons claiming through or under him shall at the request of the purchaser execute and do all acts and deeds necessarily required for effectively assuring the property hereby sold to the purchaser.

7. That, the words "SELLER" and "PURCHASER" shall include the heirs, successors-in-interest, legal representatives, executors and assigns of the parties hereto respectively.

In witness whereof the Seller doth hereunto sets his hand on this DEED OF SALE on this the day, month and year first above written.

Witnesses:-

1. Jaspal Singh
27.03.02.

Sp. late. G. B. Singh
Doongi.

2. S.K. Khosala
27/3/02

Sp. B.L. Khosala
Salazar Bazar, Chaibasa.

3. Guruchand
Tata Road Chaibasa 27.3.2002

Typed by me :-

Ashok K. Mukherjee
(Ashok Kr. Mukherjee) 27.3.2002
Chaibasa.

Raj Kumar Agarwal
27.03.02

Seller.

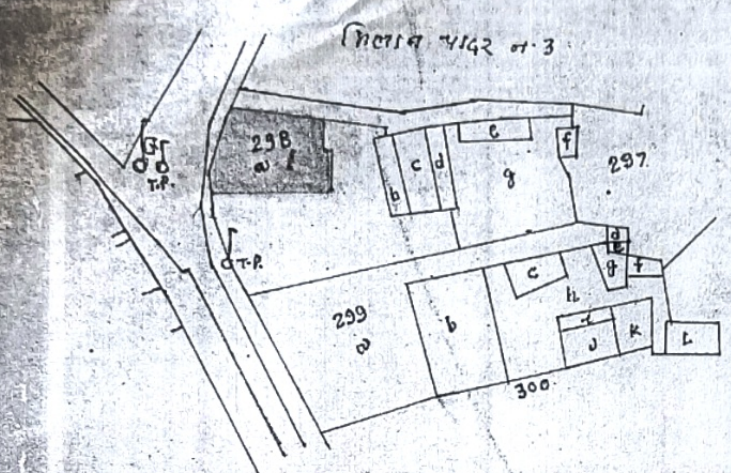
Drafted, read over and explained the contents of this Deed of Sale to the executant by me in vernacular and he subscribed his signature in my presence.

(Krishna Gopal Roy)
Advocate, Chaibasa.

Certified that original and duplicate copy of this deed are true and exact copy of each other having 2360 words.

4. Ranghaz Kanaula
27/3/02 (Krishna Gopal Roy)
Advocate, Chaibasa.

27.3.2002



नाम नगर पालिका आईवासा
 वार्ड संख्या - 5
 नं. 4142 संख्या - 4
 राजस्व थाना आईवासा
 जिला सिन्धु
 पैमाना - 64 इ.मी.
 य.मि.(R.F.) 1:500

खेती नं. 298-011 का सीमा
 उत्तर - नीज गली 10' फीट
 दक्षिण - लाल रंग चिह्न
 पूर्व - नीज
 पश्चिम - नगर पालिका 215



342 कब्रि की कायमी आगन का क्षेत्रफल

खेती नं.	खेती नं.	किताब नं.	प.	डि.	वर्ग फीट
119	298-011 का 318	अगला	00	04	600

Certified that this is true and exact copy of ~~another~~ original map.

Rajkumar Agarwal
 27.03.22

298-011 का सीमा
 20.3.2009
 298-011 का सीमा
 20.3.2009
 298-011 का सीमा
 20.3.2009
 298-011 का सीमा
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