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20X 144898
289,796/-

safe 3,01,000/- P.S. Madhupur Area 2.000000

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निबंधन अधिनियम... के अधीन और छोटानागपुर/संतालपरगना टेनेन्ती एक्ट की धारा... के अधीन भी ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899 की अनुसूची A(1) के खण्ड... के अधीन ग्राह्यता स्टाम्प सहित (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं) निबंधन पदाधिकारी

freepaid
Haj- 9120 = 0
E- 1000 = 0
I- 500 = 0
M- 150 = 0
10770 = 0

Babita Tekriwalla
13/5/13

दस्तावेज जांच किया जाचकर्ता

DEED OF SALE VALUED TOTAL Rs. 3,01,000/- ONLY.

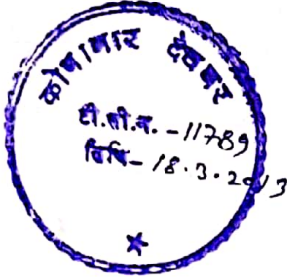
THIS DEED OF SALE made on this the 13th day of May Two Thousand Thirteen A.D. BETWEEN (1) SMT. BABITA TEKRIWALLA, wife of Late ASHOK KUMAR TEKRIWALLA, (2) PALAK TEKRIWAL, minor age about 11 years, daughter of Late ASHOK KUMAR TEKRIWALLA, and (3) JUHI TEKRIWAL, minor age about 9 years, daughter of Late ASHOK KUMAR TEKRIWALLA, All by religion - Hindu, by caste- Agrahari Baiswya, resident of T. P. Bose Road, Madhupur, P.O., P.S., Subdivision and Sub-registry- Madhupur, District registry office and District- Deoghar, State- Jharkhand, hereinafter collectively called the VENDORS (which expression shall unless expressly excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees) of the ONE PART. The Vendor No. (2) PALAK TEKRIWAL and the Vendor No. (3) JUHI TEKRIWAL both through their mother & natural guardian said SMT. BABITA TEKRIWALLA (the Vendor No. 1 herein).

- 1 -

दस्तावेज जांचकर्ता की संख्या पर दस्तावेज जांच किया जाचकर्ता का दस्तावेज

कोषागार पदाधिकारी
देवघर

श्री. लक्ष्मी देवी मोदी
भुवनेश्वर प्रान्त चण्डी
01 - काप्रा P. S. Madhya
अर्ध-सैकड़ फार सब देव



10000 x 1 = 10000 = 00
1000 x 2 = 2000 = 00
100 x 2 = 200 = 00

Total 12200 = 0 ✓

Rs. twelve thousand two hundred only

Stamp Clerk

Deogarh Treasury
P. O. + Dist. Deogarh



Babita Tekriwala
Attested
Signature

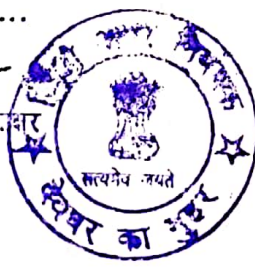
Babita Tekriwala
1315713



श्री लक्ष्मी देवी मोदी नाम श्री/स्व. श्री. लक्ष्मी देवी मोदी
निवास स्थान: P. S. Madhya
जाति अर्ध-सैकड़ फार देवघर
कोषागार देवघर द्वारा प्रमाणित कृत सुदृश्यता
संभवतः ... के अर्धीन लेख्यकारियों ने ... में
मेरी एक प्रो. ... के अधिकारी (अटर्नी) हे ने
ता. 18.3.2013 ... में ... 10.7.1...
(समय) जिला में निवास के लिए पेश किया।

उपस्थापक का हस्ताक्षर

निबंधन प्रदाता का हस्ताक्षर



Robita Tekriwalla

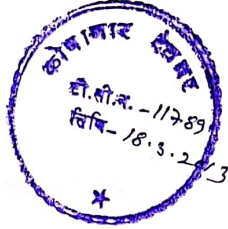
AND

SMT. PRAMILA DEVI , wife of Late Bhudeo Prasad Choudhary, by religion – Hindu, by Caste –Bhumihar Brahmin, resident of Village- Kajra, P.O.- Bagjora, P.S., Subdivision and Sub-registry – Madhupur, District registry office and District- Deoghar, State-Jharkhand, hereinafter called the PURCHASER (which expression shall unless expressly excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators and legal representatives) of the OTHER PART.

WHEREAS one ASHOK KUMAR TEKRIWALLA, the predecessor-in-interest of the Vendors , seized and possessed as an absolute owner, the property, all that piece and parcel of basouri land measuring an area of more or less eight cottahs eighteen dhurs, bearing Thoka No. 169/1, in Mouza- Madhupur Bazar, Thana No. 269, bearing Holding No. 58/J, in Madhupur Municipal Ward No.IX (old Ward No.I), within P.S. Madhupur, Subdivision Madhupur, District Deoghar, and hereinafter referred to as the Said Property.

8/3/13
Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

कोषाध्यक्ष पदाधिकारी
देवघर





Bobita Tekriwalla

13/5/13

AND WHEREAS said ASHOK KUMAR TEKRIWALLA, acquired the Said Property, by virtue of registered deed of gift, entered in Book No.I, Volume No. 11, Pages 308 to 312, bearing No. 1209 for the year 1985, in the office of the District Sub-Registrar, Deoghar. The xerox copy of the said sale deed is annexed, **Annexure No.- 1.**

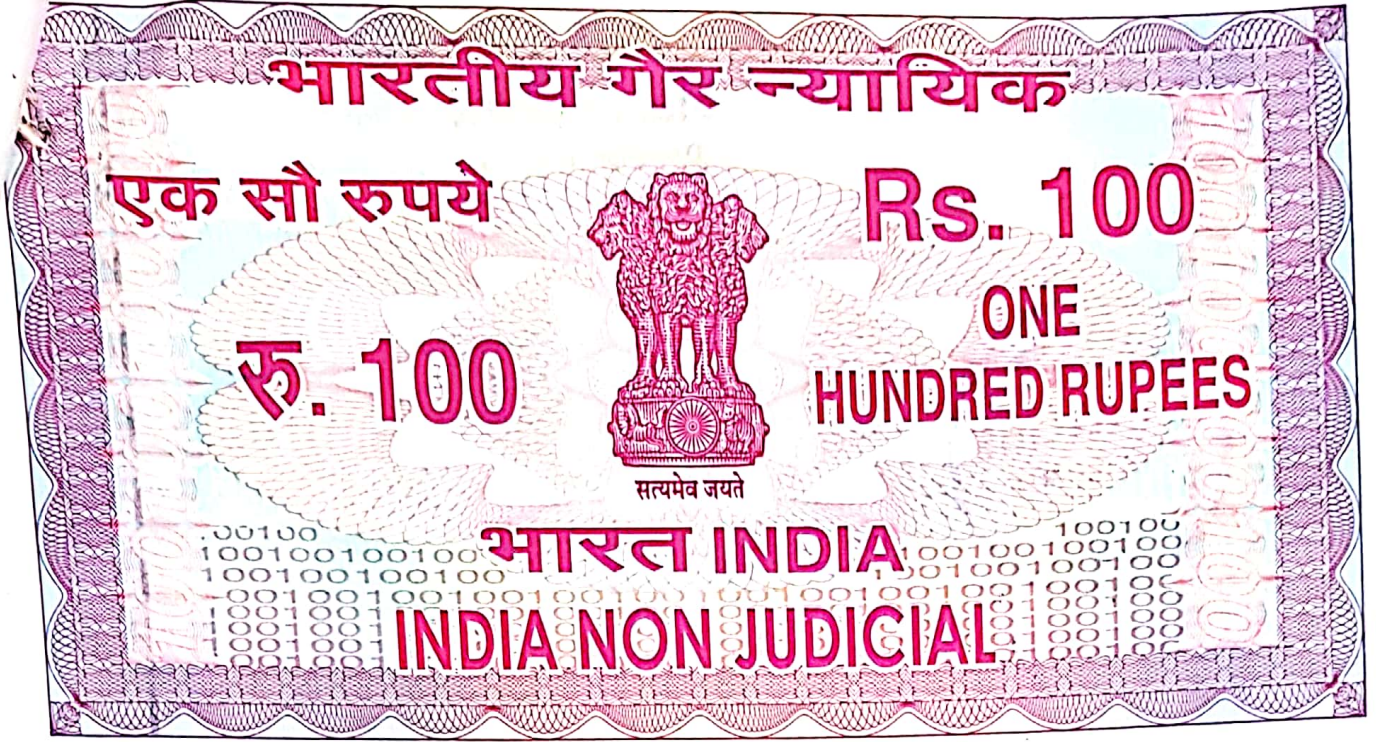
AND WHEREAS said ASHOK KUMAR TEKRIWALLA got his name mutated in Madhupur Cricle Office and Madhupur Municipality and paying the land revenue/khajana and taxes and obtaining receipts in his own right in respect of the Said Property. The xerox copy of the land - revenue / khajana receipt in the name of the Vendor, in respect of Said Property is annexed, **Annexure No. - 2.**

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18/3/13
Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar.

कोषागार पदाधिकारी
देवघर.

कोषागार देवघर
पी.ओ.नं. - 11789
दि. - 18.3.2013
*

DEOGHAR TREASURY
मन्मथेव जगते
देवघर का मुहर



झारखण्ड JHARKHAND

B 427345

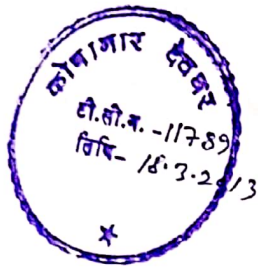
Babita Tekriwalla
17/5/13

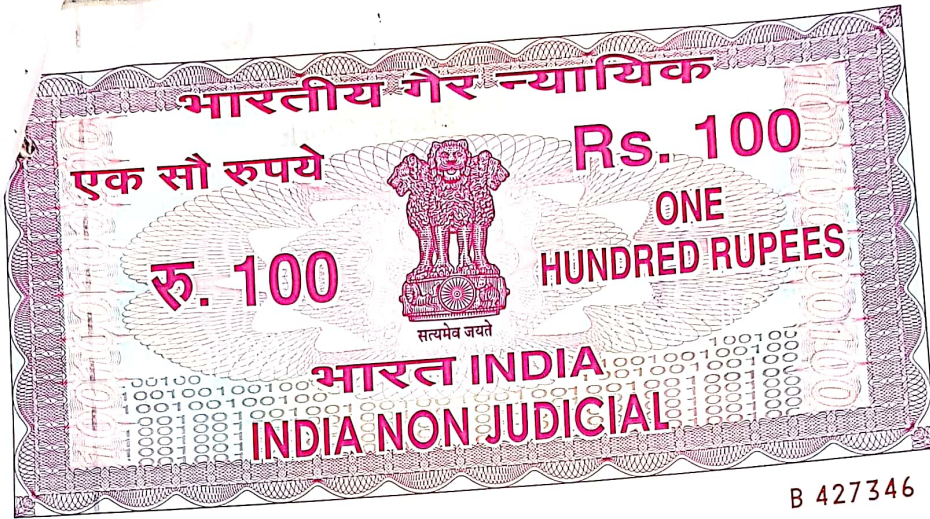
AND WHEREAS said Ashok Kumar Tekriwalla died 03rd August 2011 A.D., leaving behind him his wife namely Smt. Babita Tekriwalla, two minor daughters namely Palak Tekriwal and Juhi Tekriwal, as his legal heirs.

AND WHEREAS thus in the circumstances aforesaid, the Vendors namely
1.) Smt. Babita Tekriwalla, 2.) Palak Tekriwal and 3.) Juhi Tekriwal, as the joint owners, seized and possessed the Said Property.

In the High Court of Jharkhand at Ranchi, W.P. (C) No. 4458 of 2011 : xerox copy of the order is annexed, Annexure No.- 3.

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18/3/13
Stamp Clerk
Deoghar Treasury
O. + Dist. Deoghar





झारखण्ड JHARKHAND

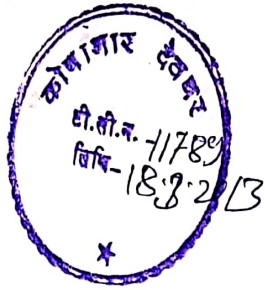
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Babita Tekriwalla
13/5/13

AND WHEREAS the Vendors have agreed with the Purchaser for sale of the portion of the Said Property, all that piece and parcel of basouri land measuring an area of more or less 875 sq.ft. fully described in the Schedule hereunder written on a consideration mentioned hereunder, but with subject to observance and performance by the Purchasers the conditions and covenants hereunder stated.

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement, the Vendor No. 1 namely Smt. Babita Tekriwalla received the consideration money of Rs.3,01,000/- (Rupees Three Lakhs One Thousand) from the Purchaser abovenamed, before the execution of this deed of sale (the receipt whereof, the Vendors doth hereby admit, acknowledge and confirm), the Vendors doth hereby grant, sell, convey, transfer and assign unto the Purchaser, ALL THAT piece and parcel of basouri land measuring an area of more or less 875 sq. ft. , fully described in the Schedule hereunder written and hereinafter referred as 'the property hereby conveyed' TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and for ever, but with subject to the Vendor's right of pre-emption. The Vendors doth hereby covenant with the Purchaser that the Purchaser shall and may at all times hereafter peacefully and quietly hold ,

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Stamp Clerk
Deoghar Treasury
O. + Dist. Deoghar



Bobita Tewariwalla
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possess, occupy, use and enjoy the 'propetry hereby conveyed' or any part thereof, in the manner the Purchaser may like without any interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully, rightfully or equitably claiming under or in trust for the Vendors. And the Vendors doth hereby declare and confirm that notwithstanding any act, thing or deed by the Vendors heretobefore done or executed to the contrary with regard to the 'property hereby conveyed' or any part thereof. And The Vendors doth hereby declare and confirm that there is no charge, mortgage, lien or other encumbrances in respect of 'the property hereby conveyed'. And the Vendors doth hereby covenant with the Purchaser that the Vendors have good right, lawful authority to grant, sell, convey, transfer and assign 'the property hereby conveyed' or any part thereof. And the Vendors doth hereby covenant with the Purchaser that the Vendors shall at all times hereafter and upon the request and at the cost of the Purchaser to do and execute or cause to be done and executed all such lawful act, deed, thing and writing necessary for further or more perfectly conveying and assuring 'the property hereby conveyed' or any part thereof to the Purchaser and placing her in possession of the same according to the true intent and meaning of this deed. And the Vendors doth hereby covenant with the Purchaser that the Purchaser, after registration of this deed of sale, shall get her name mutated in Madhupur Circle Office and Madhupur Municipality and shall pay the proper land revenue/khajana and taxes in her own right without any objection, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully, rightfully or equitably claiming under or in trust for the Vendors in respect of 'the property hereby conveyed' or any part thereof. The Purchaser hereby covenant with the Vendors that the Vendors have the right of the pre-emption to purchase the property hereby conveyed. And the Purchaser hereby covenant with the Vendors that the Purchaser shall not sell 'the property hereby conveyed' or any part thereof to any person other than the Vendors unless the Purchaser has first offered the same to the Vendors by means of proper written notice of the Purchaser's such intention and the Vendors have declined to purchase at the price offered by such other person.



Bobita Tewari Radda
13/5/13

DESCRIPTION OF 'THE SCHEDULE PROPERTY'
(Schedule of 'the property hereby conveyed')

All that piece and parcel of unsurveyed basouri transferable land measuring an area of more or less : North to South : 33'-0" X East to West (i.e. on the private passage) : 26'-6" i.e. 875 sq. ft. i.e. 2.0 Decimals (two decimals approximately), vacant land, being portion of Thoka No. : 169/1, in Mouza - Madhupur Bazar, Thana No.:269, being portion of Holding No.- 58/J, in Madhupur Municipal Ward No.- IX, within P.S. : Madhupur, Sub-division and Sub-registry-Madhupur, District registry office and District - Deoghar.

The property hereby conveyed / the sold property shown in red colour on attached map herewith.

The property hereby conveyed is butted and bounded as under:

North : Property of Ram Lakhan Sah.

South : Private passage.

East : Municipal - lane.

West : Land being portion of the same Thoka, belonging to the Purcaser.

'The property hereby conveyed' is lying on the said private passage.

Declaration—the sold property is situated other side Road, which is commercial.
Stamp duty has paid at fixed rate.



Borbitor Tejwariwalla
13/5/13

The Purchaser shall neither have any right on the said private passage lying on the south of 'the property hereby conveyed' nor shall encroach the said passage in any manner, save and except that the Purchaser shall use the said passage in common with others for passing and repassing only. The Purchaser shall not be entitled to open any door-exit etc. in the eastern side of the sold property for exiting into the said municipal lane.

IN WITNESS WHEREOF the Vendors in their sound physique and mental state, in presence of the witnesses named below, put their hands and signatures on this the day, month and year first above written.

Signature of the Witnesses :













1. राजीव कुमार -
वै - श्री राजीव कुमार -
वसुध - निवासी - मधुपुर -

2. Rajeev Kumar 13/5/13
S/o Late Bhudeo Pd. Choudhary,
vill. - Kajra P.O. - Bagjora P.S. - Madhupur.
13/5/13



Bobita Tewari Walla
13/5/13

Photo, Signature and L.T.I. --

 <p>Attached by me Sitararam Paudit Bobita Tewari Walla</p>	Bobita Tewari Walla 13/5/13				
					
 <p>Attached by me Sitararam Paudit प्रमिला देवी</p>	प्रमिला देवी 13/5/13				
					

Read over the contents of deed and explained to the parties Sitaram Paudit-
Deed Writer Deoghar 13-05-2013
Certified that the left hand finger print of all the persons whose photographs
affixed in this deed has been taken by me Sitaram Paudit
Deed Writer Deoghar 13.05.2013

LAND UNDER
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KOTHE
E BHU-
DHUPUR

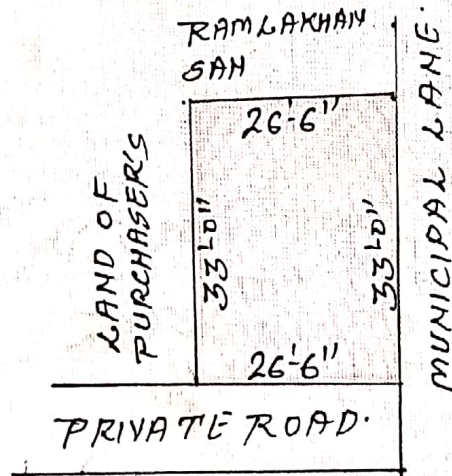
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OF LAND UNDER MOLUZA:- MADHUPUR BAZAR MD-
WITHIN MADHUPUR MUNICIPAL WARD NO-9 THOKA
169/1 PART OF HOLDING NO-58/J AREA:- 875.00 Sq. Ft.
OLD IN RED COLOUR BELONGS TO Smt. BABITA TEKRI-
LAK OTHER'S & NOW SOLD TO Smt. PRAMIKA DEVI W/O
SATE BHUDED PRASAD CHOUDHARY OF VILL-KATRA, P.S
MADHUPUR, DIST-DEOGHAR.

Babita Tewari
13/5/13



Transd by
M. P. M.
11/5/2013

