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236907

Aug 1962
1962
3/2/51
05AA 257509
10,000/-

निबंधन अधिनियम..... के अधीन
 और छोटावाड़ा/संतापपुर/हेनेन्ती एक्ट की
 धारा..... के अंतर्गत ही प्राप्त है और
 श्रेष्ठियन स्थापन एक्ट 1853 को अनुच्छेद 2(1) के
 खण्ड..... के अधीन अंतर्गत स्थापन
 (यह स्वयं मुद्रक के विमुक्त या स्थापन शुल्क अर्पित नहीं
 किया गया है)

freepaid

7500/-
500/-
150/-
8150/-

Bimal Kumar Tekriwala
24/5/15

बलराजेंद्र शर्मा किया
24/5
जाचकर्ता

DEED OF SALE VALUED TOTAL Rs. 2,48,000/- ONLY.

THIS DEED OF SALE, made on this the 24th day of May Two Thousand Thirteen A.D. BETWEEN BIMAL KUMAR TEKRIWALLA, son of Shri Gajanan Tekriwala, by religion - Hindu, by caste- Agrahari Baiswya, resident of Hatia Road, Madhupur, P.O., P.S., Subdivision and Sub-registry- Madhupur, District registry office and District Deoghar, State-Jharkhand, hereinafter called the VENDOR (which expression shall unless expressly excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assignees) of the ONE PART.

AND

SMT. URMILA DEVI, wife of Shri Mohan Murari Lal, by religion - Hindu, by Caste - Sonar, resident of Railway Colony (behind Post-Office), Madhupur, P.O.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 the Vendor , seized and possessed as an absolute owner, all that piece and parcel of basouri land measuring an area of more or less 1¼ (one and three-fourth) cottahs, forming portion of Thoka No. 1KA, in Mouza- Madhupur Bazar, Thana No. 269, forming portion of Holding No. 150, in Madhupur Municipal Ward No.IV (old Ward No.V), within P.S. Madhupur, Sub-registry and Sub-division - Madhupur, District registry office and District - Deoghar, and hereinafter referred as the Said Property.

AND WHEREAS the Vendor Bimal Kumar Tekriwalla acquired the Said Property, by virtue of purchase, vide registered deed of sale, entered in Book No.I, Volume No. 121, Pages 169 to 180, bearing Deed No.1993 for the year 1998, in the office of the District Sub-Registrar, Deoghar, for the valuable consideration mentioned therein, from the previous owners Sandip Kumar Mitra and legal heirs of Late Adhip Kumar Mitra. The Said Property is shown in red colour in the map annexed with the said sale deed bearing no. 1993 for the year 1998. The xerox copy of the said sale deed is annexed, Annexture No.- 1.

Xerox copy of the land-revenue / khajana receipt in respect of the said Thoka No.IKA, in the name of said Sandip Kumar Mitra and Adhip Kumar Mitra, is annexed, Annexture No. - 2.

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

AND WHEREAS the Vendor has agreed with the Purchaser for sale of the southern portion of the Said Property, all that piece and parcel of basouri land measuring an area of more or less 855 sq.ft. fully described in the Schedule hereunder written on a consideration mentioned hereunder.

Bimal Kumar Tekriwalla
24/5/13

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Tamil Nadu Telangana

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement, the Vendor abovenamed received the consideration money of Rs.2,48,000/- (Rupees Twon Lakhs Forty Eight Thousand) from the Purchaser abovenamed, before the execution of this deed of sale (the receipt whereof, the Vendor doth hereby admit, acknowledge and confirm), the Vendor 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 855 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, The Vendor doth hereby covenant with the Purchaser that the Purchaser shall and may at all times hereafter peacefully and quietly hold, 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 Vendor or any person or persons lawfully, rightfully or equitably claiming under or in trust for the Vendor. , And the Vendor doth hereby declare and confirm that notwithstanding any act, thing or deed by the Vendor heretobefore done or executed to the contrary with regard to the 'property hereby conveyed' or any part thereof. And The Vendor doth hereby declare and confirm that there is no charge, mortgage, lien or other encumbrances in respect of 'the property hereby conveyed'. And the Vendor doth hereby covenant with the Purchaser that the Vendor has good right, lawful authority to grant, sell, convey, transfer and assign 'the property hereby conveyed' or any part thereof. And the Vendor doth hereby covenant with the Purchaser that the Vendor 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 conveyng 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 Vendor 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 Vendor or any person or persons lawfully, rightfully or equitably claiming under or in trust for the Vendor in respect of 'the property hereby conveyed' or any part thereof.

29/5/11
Bhaskar Kumar Tekri

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 : 19'-0" X East to West : 45'-0" i.e. 855 sq. ft., i.e. three-fourth ($\frac{3}{4}$) cottah i.e. 1.962 decimals approximately, vacant land, being portion of Thoka No. : IKA, in Mouza - Madhupur Bazar, Thana No.:269, forming portion of Holding No.- 150, in Madhupur Municipal Ward No.- IV, within Rajbari Campus, within P.S. : Madhupur, Sub - registry and Sub-division - Madhupur, District registry office and District - Deoghar.

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

The property hereby conveyed is butted and bounded as under:

North: Land belonging to the Vendor, forming northern portion of the Said Property.

South : Land belonging to Smt. Malti Devi, purchased from Ashok Kumar Tekriwalla vide registered sale deed no. 2586 dated 24.08.2005.

East : Land belonging to Others, being portion of same Thoka No. IKA.

West : 10'0" (Ten Ft.) wide Common Passage.

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

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

Signature of the Witnesses :

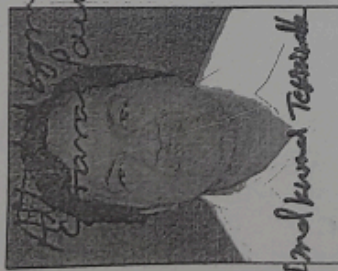
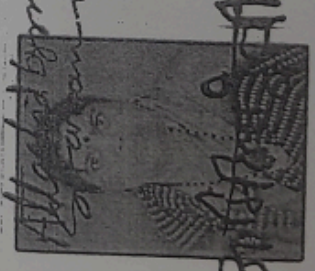
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21/5/11 24/5/11

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20/5/11 24/5/11
21/5/11 24/5/11

Bimal Kumar Testiwal 24/5/13

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

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|---|-------------------------------------|--|--|--|--|
|  <p>Bimal Kumar Testiwal</p> | <p>Bimal Kumar Testiwal 24/5/13</p> | | | | |
| | | | | | |
|  <p>Sitaram Pandit</p> | <p>Sitaram Pandit 24/5/13</p> | | | | |
| | | | | | |

Read over the contents of deed and explained to the parties
 Deed Writer Deoghar 24.05.2013
 Certified that the left hand finger print of all the persons whose photographs
 affixed in this deed has been taken by me Sitaram Pandit -
 Deed Writer Deoghar 24.05.2013