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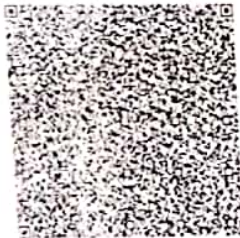
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No : IN-JH13633285594411R
 Certificate Issued Date : 07-Jan-2019 10:47 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0117893508223281R
 Purchased by : LAKSHMANKUMAR RAUT
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 2,50,000
 (Two Lakh Fifty Thousand only)
 First Party : NA
 Second Party : LAKSHMAN KUMAR RAUT
 Stamp Duty Paid By : LAKSHMAN KUMAR RAUT
 Stamp Duty Amount(Rs.) : 10,000
 (Ten Thousand only)

1-9



.....Please write or type below this line.....



Suman Sultana
8.1.19

Vinita Agrawal

TQ 0007811206

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Sat 25, 007 Chhok 1, 007

8/1/19



Attested

K.K. Bhakat
Advocate
8/1/2019

Suman Sultania
8-1-19



8-1-2019

Verified that the signature & left hand finger prints of the grant obtained by me

Manoj Sultania
Advocate
8/1/2019



Vinita Agrawal
Advocate
S.D.O. & Civil Court
Ghatsila

Vinita Agrawal



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SALE - DEED

This Deed of Sale is made on this the 8 th day of January 2019 at Ghatsila, By :-

1. SMT. SUMAN SULTANIA, Wife of Manoj Sultania, resident of Ward No.01, Talkipada, P.S. Rajagangapur, District Sudargarh, State - Odisha-770 017. PAN -AMYPS 3045B, Aadhaar No. 9031 00458656

2. SMT. VINITA AGRAWAL, Wife of Santosh Agrawal, resident of Bal Yachnayal Sector-1 Shankar Nagar, P.S. Shankar Nagar, District Raipur, Chhattisgarh - 492 007. PAN-BGTPA 4172R, Aadhaar No. 7184 9043 6139.

both Daughters of Late Dinanath Bakrewala, by faith - Hindu, by Caste Baishya, by Occupation - Household affairs, by Nationality - Indian, hereinafter called the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART; The Vendor does not come under ST, SC or BC.

135
340
8/1/19
Fees charged
As per
2250
2254
8/1/19

IN FAVOUR OF

Suman Sultania
8.1.19
Vinita Agarwal

SRI LAKSHMAN KUMAR RAUT, Son of Late Nalini Ranjan Raut, by faith - Hindu, by Caste - Khandayet by Occupation - Business, by Nationality Indian, resident of Chakulia, Naya Bazar, P.O. Chakulia, P.S. Chakulia, Pargana - Dhalbhum, District East Singhbhum, Jharkhand, hereinafter called the "VENDEE" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART;

NATURE OF TRANSFER : BY WAY OF SALE

CONSIDERATION MONEY : Rs.2,50,000/- (Rupees Two lakh fifty thousand) only

WHEREAS, the Vendors are sole, absolute, rightful and bonafide owners of 2.28 Decimals of raiyati land, recorded under Khata No.135, Plot No.370 of Mouza - Sugnibasa, Survey Thana No.344, in Halka No.VIII, P.S. Chakulia, morefully described in schedule below;

AND WHEREAS, the aforesaid land alongwith other landed properties had been recorded in the present survey settlement operation of 1964 in the name of Manohar Lal Marwari (Agarwal) now deceased grand father of the Vendor and accordingly survey Khatian was prepared in his name, which finally published in the year 1964 and the aforesaid land had been noted in Page No.15, Volume No.7 in the Register-II of the Anchal Office, Chakulia and he hold and possessed the same as full owner thereof till his life time;

AND WHEREAS, after the death of Manoharlal Marwari (Agarwal) his aforesaid property including all other properties inherited to Dinanath Bakrewala now deceased father of the present Vendors as well as Pradip Bakrewala and other co-sharers and they jointly hold and possess the same as full owner thereof be it noted that the present Vendor is the grand daughters of recorded raiyat Manohar Lal Bakrewala;

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AND WHEREAS, the present Vendors and their other co-sharers namely Pradip Kumar Bakrewala, Satya Bhama Devi, Mohini Devi, Shakuntala Devi Poddar, Chandani Kishorpuria, Kiran Devi, Ram Kumar Sarawagi, Uttam Kumar Sarawagi, Sunita Agarwal, Anupa Agarwal, all are legal heirs of deceased Manohar Lal Marwari partitioned their joint property amongst themselves by virtue of Memorandum of Family Settlement cum-partition which duly notarised through Notary Public, Jamshedpur on 16.10.2015 and as per said partition the lands described in schedule below alongwith other properties have been fallen in the exclusive share of the present Vendors alongwith their mother Satya Bhama Devi, which clearly mentioned in schedule 'A(2)' (item No. I and II, which clearly mentioned in the Sketch Map annexed with said Partition in Red colour and they have already mutated in their names in respect of his share in the office of the Anchal Adhikary, Chakulia Vide Mutation Case No. 101 /R27 2016-2017 and paying rent etc. for the same regularly in their names by obtaining necessary rent receipt from the said Office and as such their names has been noted in Page No.7, Volume No.3 in the Register-II of the said Anchal Office, Chakulia;

AND WHEREAS, a mutual partition was made between the Vendors and their mother and as per said partition the schedule below land fallen in the share of the present Vendors and they hold and possess the same as full owner thereof without any interruption from any body, having every right to transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever, he likes, thinks, fit and proper. No body else the Vendor has got any right, title, interest or possession over the same;

AND WHEREAS, on account of urgent necessity of money for their domestic affairs and other legal expenses, the Vendors advertised to sell their aforesaid property, fully described in schedule below and the Vendee is being the highest bidder intends to purchase the same for a total consideration money of Rs.2,50,000/- (Rupees Two lakh fifty thousand) only the price fixed and the Vendors are also agreed to sell their aforesaid

Suman Sultania

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Vinita Agarwal

property to the Vendee for the aforesaid consideration money of Rs.2,50,000/- (Rupees Two lakh fifty thousand) only on the following terms and conditions :-

1. That, in pursuance to the said agreement and in consideration money of Rs.2,50,000/- (Rupees Two lakh fifty thousand) only paid by the Vendee to the Vendors, the receipt of which the Vendors do hereby acknowledged, they conveys their aforesaid property fully described in schedule below by this Deed to the Vendee. The Vendee including her heirs successors to hold and possess the same as absolute owner thereof in her own right as she likes, thinks, fit and proper and also will be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, fully described in schedule below, till the Sun and Moon endure in the World fully described in schedule below. The Vendors including their heirs and successors ceased to have any right, title, interest or possession over the schedule below property and same vested upon the Vendee including her heirs and successors.

2. That, the Vendors have given vacant possession in the aforesaid property in question hereby sold, fully described in schedule below to the Vendee and the Vendors or their heirs and successors will not be able to raise any claim in the said property hereby sold fully described in schedule below in future for any reason whatsoever.

3. That, henceforth the Vendee will pay the annual rent as mentioned in schedule below for the aforesaid property hereby sold to the Landlord State of Jharkhand and she will also be entitled to mutata her name in respect of the said property hereby sold, fully described in schedule below before the Sherista of the said landlord State of Jharkhand and if any consent is required for the same from the side of the Vendors in that event the Vendors will be bound to give the same, otherwise it will be done according to law.

Suman Sultania
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Vinita Agarwal

4. That, the Vendors have not sold, gifted, mortgaged, transferred or encumbered the aforesaid property hereby sold, fully described in schedule below, to anybody else previously. Neither have they been entered into any agreement for the same with anybody else previously, except the present Vendee of this Deed. If it is so found in future, it will be null and void. The property is free from all kinds of encumbrances. Be it noted that if due to defect of title or for any action of the Vendors the Vendee is to be deprived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the Vendors will be bound to compensate the Vendee for all her loss and damages.

In Witness whereof the Vendor is executing this Sale Deed today at Ghatsila on this the day, month and year as mentioned above.

SCHEDULE

(Description of the Property hereby sold)

In the District of East Singhbhum, Pargana - Dhalbhum, District Sub-Registry Office, Jamshedpur, Sub-Registry Office, Ghatsila, P.S. Chakulia, in Mouza - **Sugnibasa**, Survey Thana No.344, in Halka No.VIII, Khata No.135, finally published in the year 1964, Portion of Plot No.370, measuring an Area - 2.28 Decimals (Two point two eight Decimals) i.e. 995 Sq.ft. of ^{Purani} ~~Sikari~~ ^{Parti} land. The location and measurement of the land clearly shown in the Sketch Map annexed herewith in Red colour, which will form part of this Deed.

Measurement of the land on the North side East to West : 60', on South side East to West : 57', on the East side North to South : 17', on the West side North to South : 17'. Bounded on the North : Sri Ram Mandir, South : Rest Portion of the said Plot Vendor's Niz, East : Plot No.371, West : Main Road.

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8.1.19
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Vinita Agastha

Annual Rent : Rs.0.40 payable to the landlord State of Jharkhand through the C.O. Chakulia. The land will be use for Homestead Purpose.

Read over and explained the contents of this Deed to the executant, who admitted it to be correct. Nishore Kumar Bhatnagar

Typed by me :-
G. Nayak
(G. Nayak) Ghatsila

8/1/2019

Witnesses :-

1. Laxman K Agrwal s/o Late Mati Lal Agrwal
or Naya Bani, Chakulia, 08/1/19
2. [Fingerprint] s/o Late Binayak Bhatnagar
or Sanguitara, Chakulia, 08/1/19

"PURCHASER"



K. K. Bhakat
Advocate
S.D.O. & Civil Court
Ghatsila

8/1/2019

Laxhman K. Raut
08.01.19

Certified that the finger prints of the left hand and photograph affixed in this Deed of the Vendee have been obtained before me and drafted by me.

MEMO OF PAYMENT

Vide RTGS No. BKIDR 52019010700663297
of Dena Bank Rs. 2,50,000/-

[Signature]
Advocate
8/1/2019

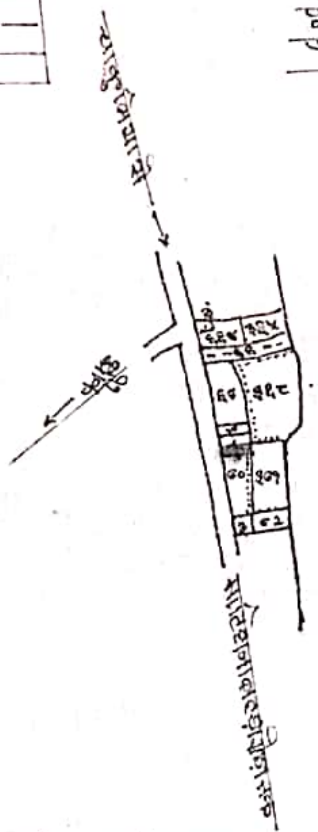
नामवांग- सुमनिकाया
 पत्नी- वाहशिला
 सस- पांडवरा
 जिल्हा- सिंधुधुम
 पैमाना- फुट- मीटर
 - सन- १९६० - वन- ३० -

परतीगहन जमिन
 मेवशावाया

पानांनं ३४४ - आतांनं १९५ - डी. टनं ३०० - अक्षरकवा ०.१४२० - एका ०.०२२२० - कोसमाजमिन २४५

उत्तर- श्रीरामाक्षर
 दक्षिण- अक्षरकवा अंशानं- ३००
 पूर्व- डी. टनं- ३००
 पश्चिम- चाकुमिवा लक्ष्मीराजिण्ड

उत्तर- श्रीरामाक्षर
 दक्षिण- अक्षरकवा अंशानं- ३००
 पूर्व- डी. टनं- ३००
 पश्चिम- चाकुमिवा लक्ष्मीराजिण्ड



अक्षरकवा अंशानं- ३४५

प्रमाणित किशाजासी कि उल्लेखी मन्त्रसा सन- १९६० - वन- ३० - फाईनेमनसारे
 विसकाप किशाया-

Suman Sultaria
 3.1.19
 Lushman K. Rauf

Amin
 Ashok Kumar Mahato
 Vill+P.O.-Amlagura
 P.S.-Chakulia
 Dist.-E. Singhbhum
 Govt. Regd No. 60055

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