

1200/0925 - Rs. 6,23,00/- 217013



28
2015

अपनी निम्नलिखित आकाश के अंदर, रुपये 587 डि. 24/12.03/15 2015/03
 निम्नलिखित अक्षरों के अंदर, रुपये 587 डि. 24/12.03/15 2015/03
 03AA 793716
 2015
 37925
 श्री श्यामली शर्मा
 20/12/15
 20/12/15

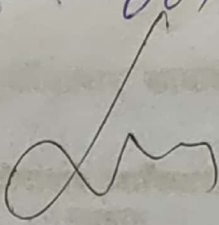
Indian Stamp Act. 52350
 Municipal Act. 37150
 G. M. A. D. A. 83200

DEED OF SALE

3/15 -
 A(1) - 12460.00
 N(1) 63.00
 12523.00
 2015

THIS DEED OF ABSOLUTE SALE is made on this the 29th day of MAY, Two Thousand Three BY & BETWEEN SRI SURENDRA KUMAR AGARWALLA (CHOUDHARY) son of Late Bishwanath Agarwalla, by faith Hindu by profession Business, resident of Jharia, P.S. Jharia, chowki, sadar sub registry office Dhanbad District Dhanbad, hereinafter called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executor successors, administrators, legal representatives and assignees) of the ONE PART: at present residing at Bye-Pass Road Chas, P.S. Chas, District Bokaro The vendor is represented by his constituted Attorney SRI SHYAMALI SHARMA, son of Late Ambika Singh, by faith Hindu, by occupation Business, resident of Hirapur, P.S. & District Dhanbad vide Power No. IV-149 dt. 20.12.2001, Regd. at Sub Registry office, District Bokaro.

00/402/03.



286/2003-04,
Dr Bulbul Devi
Herapu Dharwad

83500 / (10,000 x 8 + 1000 x 3 + 500)
29/4/03

Shyamli Sharma,

20/5/03

20/5/03
मासिकी खाते
को खाते में
20/5/03



20/5/03

श्यामली शर्मा
गान्धी
20/5/03

84
20/5/03



Shyamli Sharma

20/05/03

20/5/03



03AA 793715

-: 2 :-

AND IN FAVOUR OF

1. SRIMATI BULBUL DEVI, Wife of Sri Shyamali Sharma
 2. SRIMATI SHARDA DEVI, Wife of Sri Sadan Sharma
- both by faith Hindu, by occupation Housewives
resident of Hirapur, Dhanbad, P.S. Dhanbad, chowki
sadar sub registry office Dhanbad, District Dhanbad
hereinafter called and referred to as the PURCHASERS
(which expression shall unless excluded by or
repugnant to the context be deemed to mean and
include their heirs, executors, successors, adminis-
trators, legal representatives and assigns) of the
OTHER PART:

WHEREAS Sri Chiranjibi Agarwalla, the grand
father of the vendor owned and possessed the
below mentioned schedule land by virtue of
Settlement from the then Landlord the State of
Bihar vide Encroachment Case No. 659/60 and rent
was fixed at Rs. 13/- in tikuri right and paid salami
for the same Rs. 390/- to the Landlord and possessed
the same peacefully.

Shyamali sharma.
20/4/03

001408/03.

Lim

286/2003-04.
87 Bultul Devi
Hirapur Dhanbad

83500 / (10000x8 + 1000x3 + 500)
29/4/03

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29/03



गुण महती

20/2/03

20/2/03



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-- 3 --

Shyamli Sharma

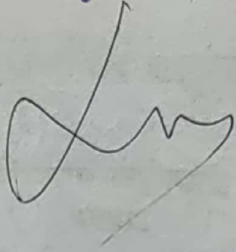
20/07/83

AND WHEREAS aforsaid Chiranjibi Agarwalla died leaving behind his son Sri Bishwanath Agarwalla as his heirs and successors who became the sole and exclusive owner of the below mentioned schedule land.

AND WHEREAS aforsaid Bishwanath Agarwalla while thus in peaceful and undisturbed possession thereof died leaving behind his son Sri Surendra Kumar Agarwalla, the vendor of this deed as his heirs and successor.

And whereas the vendor has obtained order for mutation in respect of the land from the Addl. Collector Dhanbad vide his Memo No.2982 dt. 29.5.1978 and accordingly the Circle Officer Dhanbad mutated the below mentioned schedule land in favour of the vendor vide mutation Case No.53/78-80 (Succession Mutation) as per the order of A.C.Dhanbad and thereafter the vendor has mutated his name in the sherista

001409/03.



286/2003-07.

Dr Bulbul Klevi
Hirapur Dhanbad

83500/(10000x8+1000x3+500)

29/4/03



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Shyamli Sharma
25/1/05

-: 4 :-

of the landlord the State of Bihar and paying rent for the same under thoka no.719 and also recorded his name in the regional survey settlement.

And whereas the vendor while thus in peaceful and undisturbed possession over the same became desirous of selling the land in two parts which is morefully described in the schedule below and whereas the purchasers have agreed to purchase the said land and offered to pay a sum of Rs.6,23,000/- (Rupees six lacs twenty three thousand) only, as the highest consideration thereof which also certified by the C.O.Dhanbad vide his Memo No. 3488 dt. 15/1/05

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 6,23,000/- (Rupees six lacs twentythree thousand) only, have



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Shyamli Sharma
20/6/08

--: 4 :-

been paid by the purchasers to the vendors (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land which is more fully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendor hereby absolutely and indefeasibly grant, sell, conveys, transfer and assign unto the purchasers by way of absolute sale all the right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchasers peacefully and quietly for at all times to come subject to the



03AA 793711

shyamli sharma.
29/5/20

--: 5 :-

payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making houses etc. thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchasers like.

That the vendor doth hereby covenant with the purchaser that he is the true and lawful owner of the land and is in sole and exclusive possession over the said land and he has not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendor is not the true and lawful owner



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Shyamli sharma
20/07/05

-: 6 :-

of the land or has other sharer or co-sharer or that the vendor has no right and authority to transfer the said land and if by any other reasons thereof the purchasers are put to any loss the vendor doth hereby undertake to compensate the purchasers in every respect thereof.

That the purchasers shall hereafter pay the proportionate annual rent and cess ^{11/1000} paise to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchasers by virtue of this sale deed.

That the vendor doth hereby further covenant with the purchasers to do or to execute all such acts deeds and things as may be required reasonably for better assuring to the purchasers to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchasers in the matter of mutation etc.



03AA 793709

Shyamli sharma
20/02/05

-- 7 --

That the vendor has obtained necessary permission to transfer the land from the Competent Authority under Urban Land Ceiling & Regulation Act, 1976 vide Memo No.587 dt. 24.2.2003.

In witness whereof the vendor has set and subscribed his hand through Attorney on this the day, month and year first above written

SCHEDULE

All that piece and parcel of HOMESTEAD LAND situated in Mouza: SARAIHELLA, P.S. Dhanbad, at present P.S. Saraidhella, chowki; sadar sub registry office Dhanbad District Dhanbad.



-: 8 :-

MOUZA: SARAIHELLA, Mouza no.8, KHATA NO.175 (One hundred seventyfive) PART OF PLOT NO.2328 (Two thousand three hundred twentyeight) New S.S. Plot No.1780 out of which measuring an areatten kathas or to say $16\frac{1}{2}$ dec. in two parts- i.e. 05 dec. and $11\frac{1}{2}$ dec.

Boundary of 05 decimals

NORTH: Dulia Devi

SOUTH: Land of Mishrajee,

EAST: Part of this Plot

WEST: Road.

Shyamli Sharma
20/12/03



-: 9 :-

Boundary of 11½ decimals:

NORTH: Dulia Devi

SOUTH: Land of Mishrajee,

EAST: Village Road.

WEST: Part of this Plot.

Shyamli Sharma.
20/6/05



Shyamli Sharma
20/10/23

-: 10 :-

Thus total area sold 10 kathas or to say
16½ dec. of land.

As per plan attached herewith and shown in
colour Red.

Certified that the duplicate
is the true and exact copy of
the original.

Shyamli Sharma.
Signature of the vendor.



-: 11 :-

Drafted by me, typed in my office, read over and explained the contents of this deed to the executant and claimant.

WITNESSES:

Rabindranath Sarkar
C. 140-6/87
Deed Writer, Dhanbad.

1. लुका सिंह
2. प्रमोद देव
Dhanbad

Shyambhi Sharma
20/10/87

Sold By:- Sri Surendra Kumar Agarwalla s/o Late Bishwanath Agarwalla of & P.S.-Jharia, Dist.-Dhanbad, Rep. by his Attorney :- Sri Shyamli Sharma s/o Late Ambika Singh of Hirapur, Dhanbad.

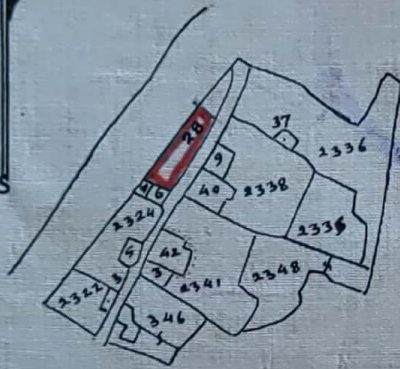
Purchased By:- (1) Smt. Bulbul Devi w/o Sri Shyamli Sharma (2) Smt. Sharada Devi w/o Sadan Sharma of Hirapur, - Dhanbad.

Schedule:- Mouza- Saraichhela No. 8 P.S.- Dhanbad under Khata No. 175 Part of Plot No. 2328 Area $16\frac{1}{2}$ Decimals of Land

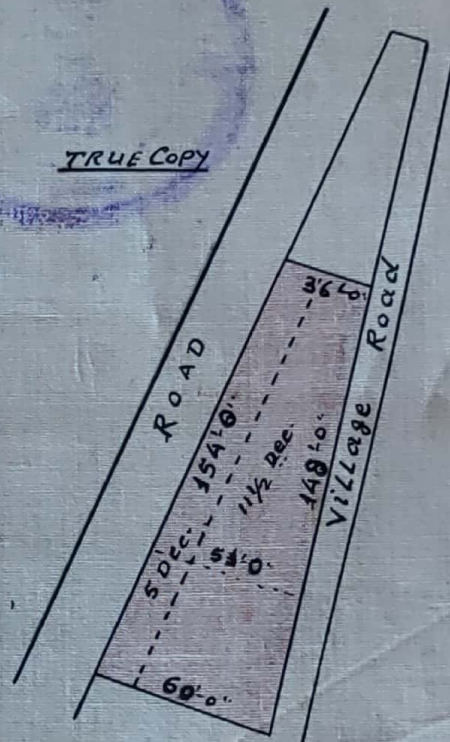
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TRUE COPY



Site Plan
Not to Scale

Shyamli Sharma
20/5/13

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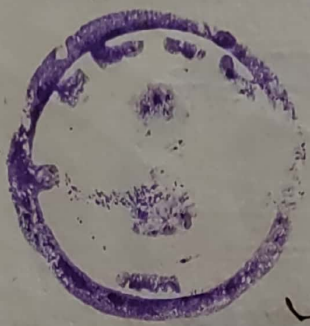
286/2003-04.

Sort. Bulbul Devi
Haripur & Kanbad.

83500/2 (10000 x 8 + 1000 x 3 + 500)

29/4/03

Stamp Office
District Treasury, Kanbad



2015702



Handwritten text in blue ink, possibly a signature or name.

95-
308/320
3421/2003
20/5/03

20/5/03