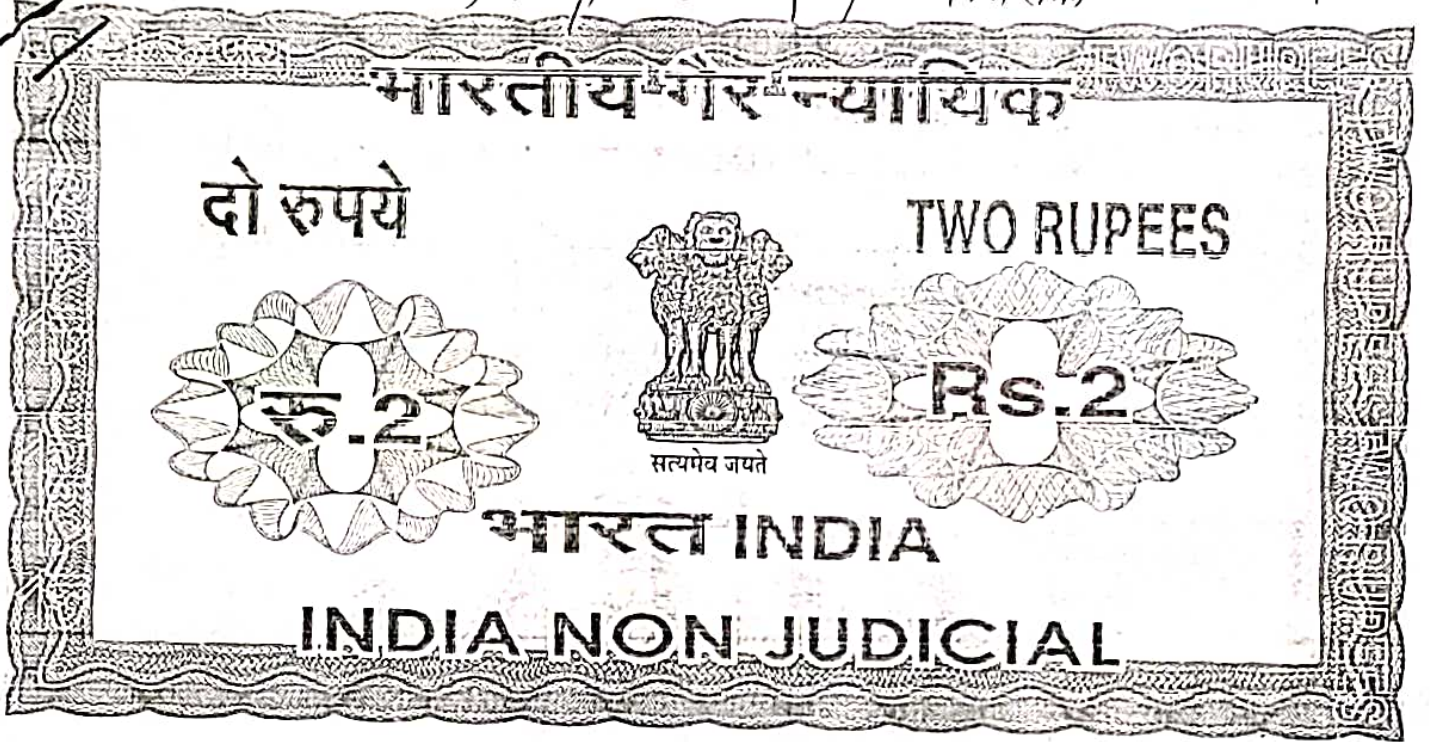


2589. Sale Value 28,00,000/- Stamp 2/- Gamskasta 2467



झारखण्ड JHARKHAND

01AA 082054



7-2
30/11/17

At
30/11/17

30/11/2017
Gopal Krishna Malony

वि.सं-21 के अधीन प्रकृत
म.सं. 13990 की
30/11/17

मूल्यांकन से
दस्तावेज का
30/11/2017
Gopal Krishna Malony

समाप्त
की जाते
C.N.T.
अन्तर्गत माल है।
30/11/17

SALE DEED

Valued at Rs. 28,00,000/-
(Rupees Twenty Eight Lakh only.)
Consideration amount Rs. 5,00,000/-
(Rupees Five Lakh only.)

This Deed of sale made on this the 30th day
of November 2017, here at Seraikella:-

Cont.....P/2

Fecharid
0.10
Solan 2.50
Fruis 2.50
3.00

30/11/17

(2)

BETWEEN

Sri **GOPALKRISHNA MALVIYA**, S/O- Late Ganesh Prasad Malviya, by faith Hindu, by Caste Brahmin, by occupation - Business, resident of Kandra, P.O. & P.S.- Kandra, Dist.- Seraikella-Kharswan, Jharkhand. hereinafter called the seller of the one part.

PAN No. : AHMPM1790L, Aadhar No. : 4037 5413 1056

IN FAVOUR OF

Smt. **MANJULA DEVI MALAVIYA @ Manjula Kumari**, W/O- Sri Gopal Krishna Malviya, by faith Hindu, by Caste Brahmin, by occupation - Business, resident of Kandra, P.O. & P.S.- Kandra, Dist.- Seraikella-Kharswan, Jharkhand, hereinafter called the purchaser of the other part.

PAN No. : AKPPM1764N, Aadhar No. : 7968 5086 5365

Whereas, the land situated at Mouza Kandra, Halka No. - VI, P.S.- Kandra, Thana No. 45. Khata No. 58 recorded in the name of late Gobardhan Lal Malviya, grand father of the seller, during the last survey settlement operation.

And whereas, aforesaid recorded raiyat died leaving behind his only son namely Ganesh Prasad Malviya as his legal heirs and successors

Cont....P/3

Gopal Krishna Malviya
30/11/2017

Gopal Krishna Malviya
11/03/2017

(3)

And whereas, Ganesh Prasad Malviya also died leaving behind his five sons namely (1) Dev Krishna Malviya, (2) Shree Krishna Malviya, (3) Hare Krishna Malviya, (4) Ram Krishna Malviya and (5) Gopal Krishna Malviya as his legal heirs and successors. Dev Krishna Malviya and Ram Krishna Malviya died unmarried. Shree Krishna Malviya is mentally retarded by birth and he is being maintained and looked after by his two alive brothers namely Hare Krishna Malviya and Gopal Krishna Malviya jointly. As such both are in peaceful physical possession over the entire land and property of their father Late Ganesh Prasad Malviya.

And whereas, Hare Krishna Malviya and Gopal Krishna Malviya amicably partitioned the entire land of their father late Ganesh Prasad Malviya vide **FAMILY SETTLEMENT DEED NO. - 07 DT. 29.11.2007** from Notary Public Seraikella and also got their share mutated in their respective names vide mutation case no. 1234/07-08 from Anchal Office Gamharia. The share of Gopal Krishna Malviya is presently recorded in the Register II of Anchal Adhikari Gamharia under Vol. No. - I, Page No. - 493 and lagan rent paid upto financial year 2017-2018 vide online rent receipt no. - 1495487314 and the schedule below land is in exclusive peaceful possession of the seller on Kayami Rights on the basis of regular payment of rent to the State Government through Anchal Adhikari Gamharia.

Cont...P/4

(4)

And whereas, the said seller being in urgent need of money for his personal emergent expenses, expressed his desire to sell the schedule below land at and for a total consideration amount of Rs. 5,00,000/- (Rupees Five Lakh only.) and said purchaser on coming to know of the said intention of the seller, agreed to purchase the same at the said consideration price.

NOW THIS DEED OF SALE WITNESSES

In pursuance of the said agreement and in consideration of the sum of Rs. 5,00,000/- (Rupees Five Lakh only.) paid by the said purchaser to the said seller through a account payee cheque No. 006507 dt. 28.11.2017 of Bank Of India Kandra Branch issuing by Mrs. Manjula Devi Malviya in the name of Gopal Krishna Malviya, which said sum the said seller hereby acknowledge as having received, he, the said seller, does hereby convey, transfer and assign unto and to the use of the purchaser, her heirs, executor, administrators and assign all that land & property morefully described in the schedule below.

And, that the said purchaser shall hereafter peaceably hold use and enjoy the same as her won without any hindrance, interruption, claim or demand by or from the seller or any other person whomsoever from first above noted day, month and the year.

Cont....P/5

Gopal Krishna Malviya
30/11/2017

Prasad Krishna Dabany
30/11/2017

(5)

And whereas, It is further declare that the land hereby transferred is free from all incumbrances, charges, claim or demand and that the seller has not done any thing whereby the properties may be subject to any attachment, lien on any court or person or persons whomsoever.

And whereas, The said purchaser shall be at liberty to get the schedule below land mutated in her favour in the office of the Anchal Adhikari Gamharia and shall obtain rent receipt thereof on payment of regular rent to the State Government.

And that the said land is free from Anabad Jharkhand Sarkar, Anabad Sarbsadharan, Pujaashtal, Sairat, Kabristhan, Mandir, Masjid, Banbhumi, Housing Board, Railway etc. and the said seller does not violate the section 46(1) a & b of Chhotanagpur tenancy Act 1908 and this is not a Govt. land and there is no violation of the section 22(A) of Indian registration Act 1908.

In witnesses whereof, Both the seller and the purchaser have hereto at Seraikella put their hands on this the day, month and year first above written.

(6)
SCHEDULE

Jogendra Krishna Debnath
20/11/2017

Mouza- Kandra, P.S.- Kandra, Thana No. 45, Halka No.- VI,
Anchal - Gamharia, District Sub-Registry office at Seraikella,
District- Seraikella-Kharswan, Jharkhand.

<u>KHATA NO</u>	<u>PLOT NO</u>	<u>KISIM</u>	<u>AREA</u>
58	802/A	^{NON-I} Home stead land	3.8 Dismil
58	803	^{NON-I} Home stead land	17.0 Dismil
			<u>20.8 Dismil</u>

Total Khatas = 1, Total Plots = 2, Total Area = 20.8 Dismil
(**TOTAL AREA = 0.20.8 Acre**)

BOUNDED AS

North : Manjula Devi Malaviya (Purchaser)

South : Sri Binod Dayal

East : Kandra-Chowka P.W.D.Main Road

West : S.E.Rly.

Annual Rent of Rs. 1.00 payable to the state of Jharkhand through
C.O.Gamharia. A Trace map of schedule land marking with red
colour is attached herewith.

(7)

Shri. Krishna D. Singh
30/11/97

WITNESSES

1. Manoj

Manoj Lal Khatri s/o - Sri Ganesha Lal Khatri
S.K. Colony, St. No. M/23, P.O.+P.S. - Kandara
Dist. - Seraikella - Kharsawan - 832402

2. Rakhi Kumar s/o Dhanraj Kar Singh
OF Dindii Basti - Adityapur P.S. - Adityapur

Readover and explained the contents of this sale deed to the executant who admitting the contents to be true after then put his hand in my presence.

Antu Sundi
30/11/97

ANTU SUNDI
DEED WRITER SERAIKELLA
LICENCE NO. - 30/1997

Cont.....P/8

(8)

Atto
Au



Geetal Keshava Malaviya
30/11/2017

मानुला कुमारी

30/11/2017

Signature, photo and left hand finger print
of Purchaser (Smt. MANJULA DEVI MALAVIYA)

Atto
Au



Manoj

30/11/2017

Signature, photo of Identifier (Sri MANOJ LAL KHATRI)
S/o Sri Ganesh Lal Khatri, S.K.G. Colony, Qr. No.- M/23
Ward No.- 11, P.O. & P.S.- Kandra, Dist.- Seraikella-Kharswan.
Aadhaar No-2573 1381 8880.

Certified that the parties whose photographs are affixed
on the document are attested by me. Signature and the finger
prints of the left hand of each person have been obtained/taken
by or before me.

Typed and Print by

Pranav

Antu Sundi
30/11/17

Drafted by
ANTU SUNDI
DEED WRITER SERAIKELLA
LICENCE NO.- 30/1997

Kandra. No. 45

नाम ग्राम कन्डा तालुका

जाना सरायकेला

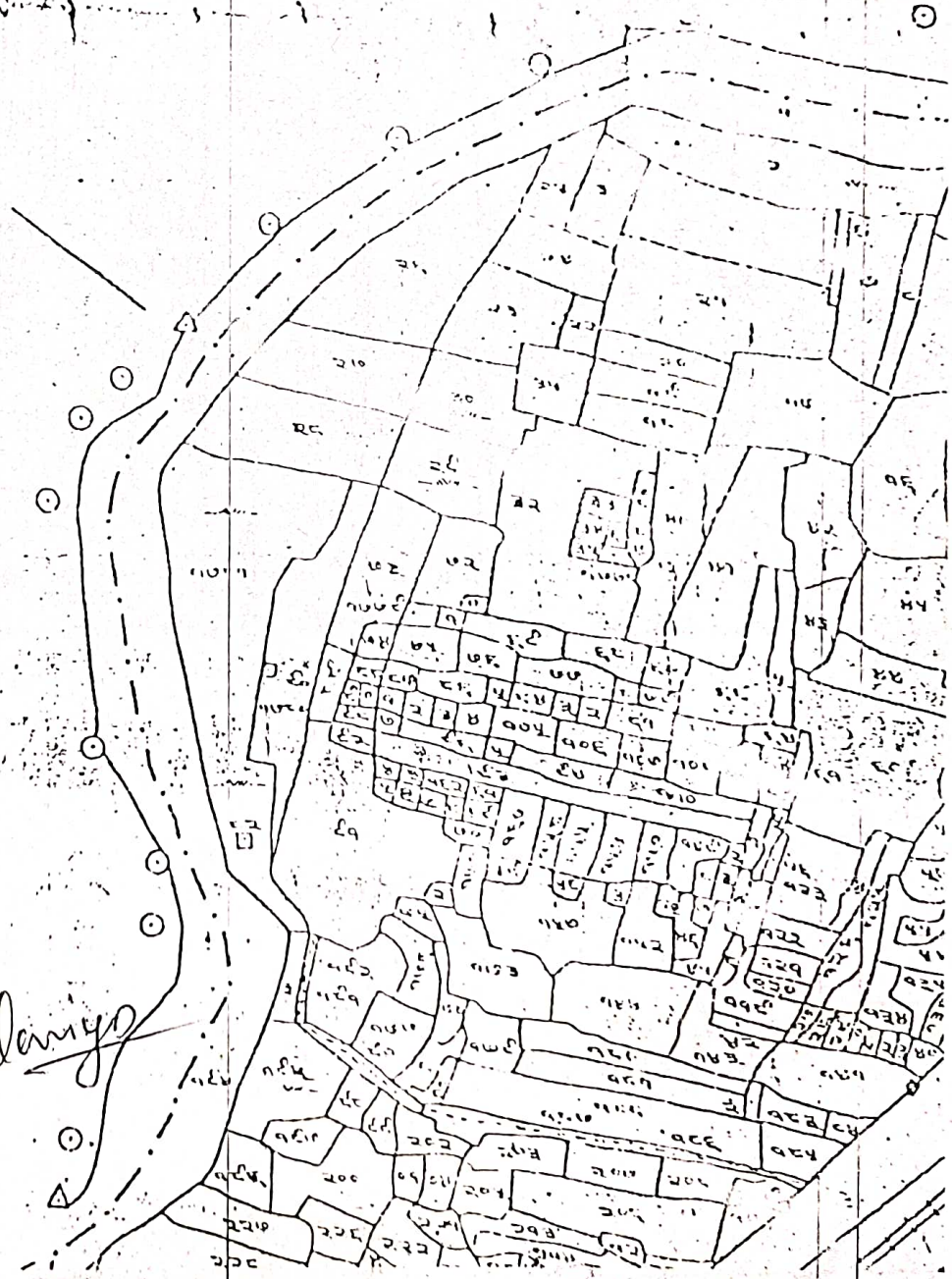
खाजा नं ४५

ग्रामनामा आदित्यपुर

जिल्हा सिहगाव

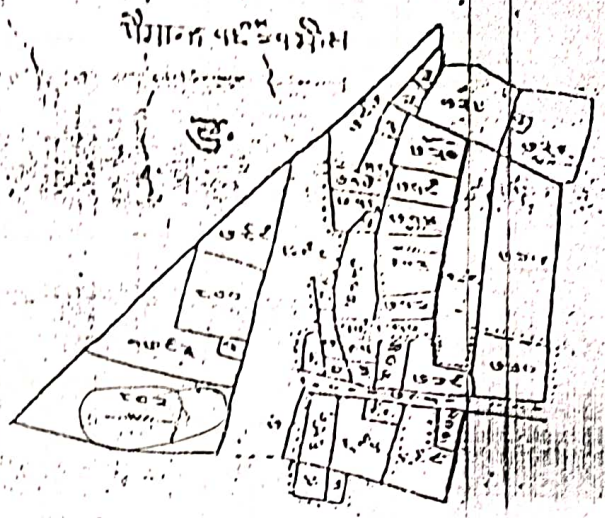
अनोहर पुर

प्र.मि. (R. F.) = १:३००० (मेट्रिक)
अनोहर - पुर



पालुवेरा

Gopal Krishna Dalviya



विमान ५४२५३१

विमान ५४२५३१

Gopal Krishna Dalany