

3478

इसके - अंतर्गत - अंतर्गत

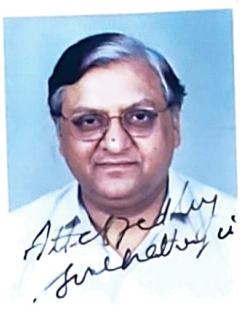
14001

5/03

1000Rs



Handwritten blue ink scribbles and signatures. Includes the number '4677' and '27.3.08'.



Handwritten signature of Sri Surendra Kumar Agarwalla.

Man Mohan Agarwal 27-3-08

Five black ink fingerprints. Includes handwritten text '127' and '27/3'.

Handwritten text in Hindi: 'एक हील नरिच जमीन का कुच्य मार्गदर्शिका के अंतर्गत विद्यार्थि प्रत्यक्ष रूप से बतलाने के'.

Handwritten text in Hindi: 'भारत सरकार के आदेश के अंतर्गत 9.2.04 द्वारा अनापत्ति प्राप्त है'.

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 27th day of March Two Thousand Eight BY & BETWEEN **SRI SURENDRA KUMAR AGARWALLA**, Son of Late Shankarlal Agarwalla, by faith- Hindu, by caste Agarwalla, by occupation - Business, resident of Jharia, P.S. & P.O.- Jharia, District- Dhanbad hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the **ONE PART**; Represented by his Attorney **SRI MAN MOHAN AGARWALLA**, Son of Late Madanlal Agarwalla, by faith- Hindu, by occupation - Business, resident of Gobindpur, P.O. & P.S.- Gobindpur, District- Dhanbad vide power No. 6006 dated 26.04. 1989 Registered at Nagpur Registry Office.

Handwritten notes in red ink: 'Face Paid', '90/18702', '280', '094', '1873.44', and '27/3'.

008749/06

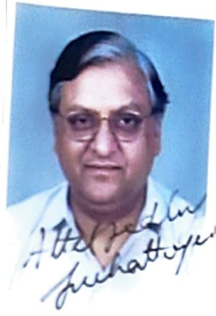
[Handwritten mark]

816/0607

Sm Durjodhari Sharma
Ame 9305 Sharma
B. N. Chatterjee

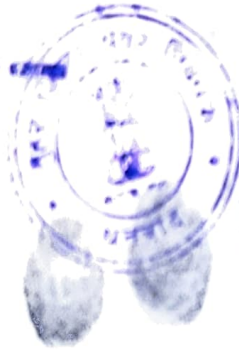
450/- (100 x 4 x 50)

24/6/06



27/3/08 10
[Faded handwritten text in Hindi]

Man Mohan Agasale
27-3-08



गणेशदास अग्रवाल
[Faded handwritten text]

Man Mohan Agasale
[Faded handwritten text]

Signature
[Faded handwritten text]
जनकपुर परामर्शकारी
जनकपुर



Man Mohan Agarwal
27-5-08

AND IN FAVOUR OF

- 1) SMT. DURGA DEVI SHAMRA, Wife of Sri Ashok Kumar Sharma,
- 2) SMT. SUNITA DEVI SHARMA, Wife of Sri Mahesh Kumar Sharma, both by faith- Hindu, by occupation – Housewives, resident of Amlapara, P.O. & P.S.- Jharia Sub Registry Office-Dhanbad, District- Dhanbad, hereinafter called and referred to as the PURCHSERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrator legal representative and assigns) of the OTHER PART;

WHEREAS the land which is morefully described in the schedule below purchased by the vendor by virtue of Regd. Deed of Sale being no. 6239 dated 01.05.62 from Gobardhan Roy of Gosaindih, and Deed No. 7380 dated 21.05.1962 from Doman Gope of Gosaindih, both the deeds were regd. at Dhanbad Sub registry office and since the purchase the vendor is in peaceful and undisturbed possession over the same by mutating his name in the sherista of the Landlord the state of Bihar and paying rent for the same under thoka no. 195 and 112.

008750/06

#1

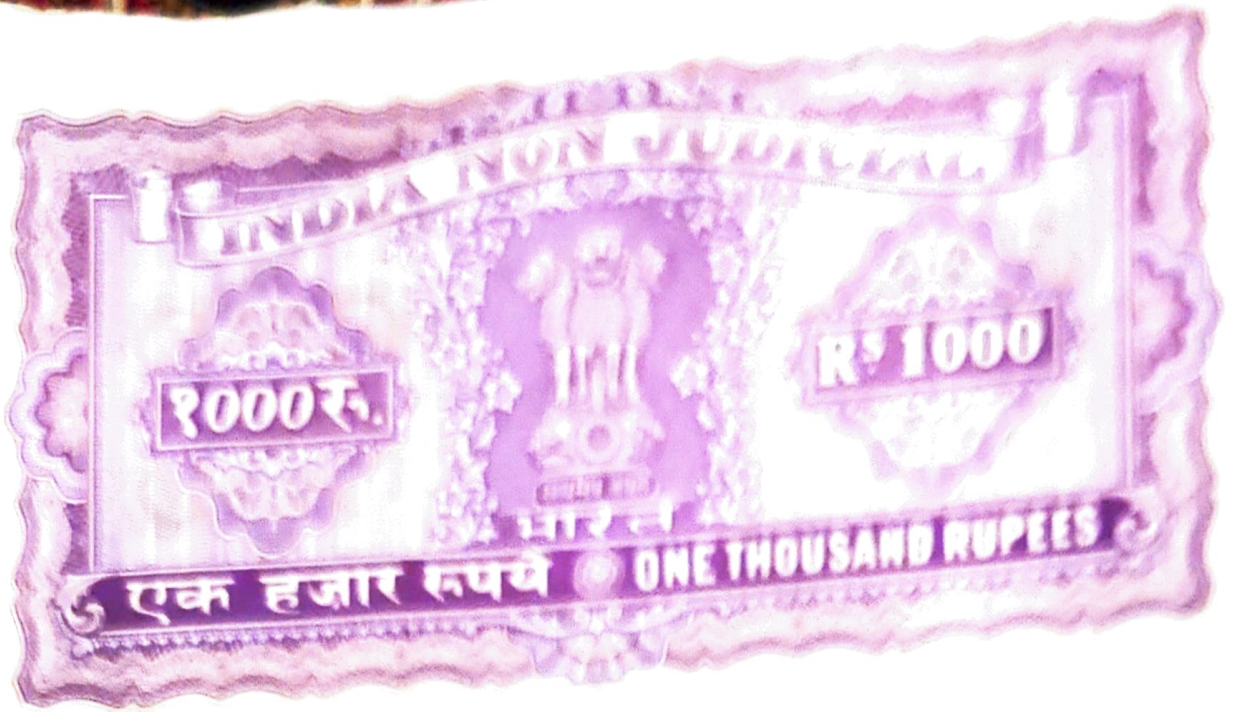
8/6/06-07

for Durga Devi Sharma
Amrapur, Jhansi
B.N. Choudhary

4500/- (1000 x 4 + 500)
24/6/06



27.3.08



-3-

Man Mohan Singh
27-11-18

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling the land which is morefully described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs. 54,625/- (Rupees Fifty four thousand six hundred twenty five) only but as per value of the land fixed by the Govt., the purchaser is paying stamp duty and registration fees for Rs. 1,25,000/- (Rupees One lac twenty five thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That inconsideration of the sum of Rs. 54,625/- (Rupees Fifty four thousand six hundred twenty five) only has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the

Contd...4



-4

M. S. M. S. Aggarwal
27-7-88

vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser by way of absolute sale all his 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 purchaser peacefully and quietly for at all times to come subject to the 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 by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

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

Contd...5



that the vendor is not the true and lawful owner of the land or has other shares or co-sharee or that the vendor is not the true and lawful owner of the land or has other sharee or co-sharee or that the vendor has no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise to the landlord the State of Jharkhand and shall get his name mutated in the shertaha of the Landlord the State of Jharkhand and the purchaser will be liable for the same and also for the imposed tax or taxes if any.

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



-6-

Name: Manoj Kumar Aggarwal
27/02/88

That the vendor has obtained permission to transfer the land from the Addl Collector, Dhanbad vide Memo No. 544 dated 02.02.84.

In witness whereof the vendor has set and subscribed his hands on this the day month and year first above written.

SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza- GOSAINDIH, P.S.- Gobindpur, Chowki, Sadar Sub Registry Office - Dhanbad, District - Dhanbad.

MOUZA : GOSAINDIH, Mouza No. 127,

KHATA NO. 18 - PLOT NO. 510, area - 4 Kathas 12 chattaks or to say 7.84 dec. of land is hereby sold by this sale deed as per plan attached herewith and shown in colour Red which is butted and bounded by:-

- NORTH : Road
- SOUTH : Part of this plot 510
- EAST : Road
- WEST : Plot No. 508

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

Manoj Kumar Aggarwal
27/2/88
Signature of the vendor

Mau Mohan Agarwal
27-3-08

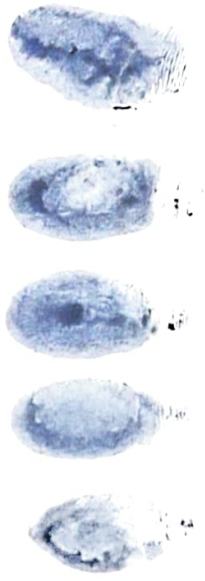
31031
C.S.11



दुर्गा देवी शर्मा
27-3-08



सुनिता देवी शर्मा
27-3-08



WITNESSES :

Drafted by me, typed in my office read over and explained the content of this deed to the executant and claimant and finger prints of both the parties taken by me and in my presence.

1. Smt. Babay Sharma
2. Harind Kumar Sharma of Sharma

By the witness

1000 Rs



Man Mohan Agarwal
B 7 → 08

At present Market Value of the Schedule mentioned Land is Rs. 1.87.000/- only.

1000Rs.



Man Mohan Aggarwal
27-3-88



झारखण्ड JHARKHAND

310013

Man Mohan Agarwal
27-3-88

VENDOR:- SHRI SURENDRA KUMAR AGARWALA S/O LATE SHANKAR LAL AGARWALA RESIDENT OF JHARIA P.O. & P.S. JHARIA DIST. DHANBAD, AT PRESENT NAGPUR P.O. & P.S. NAGPUR DIST. NAGPUR IN THE STATE OF MAHARASHTRA, REPRESENTED BY HIS CONSTITUTED ATTORNEY SHRI MAN MOHAN AGARWALA S/O LATE MADAN LAL AGARWALA RESIDENT OF JYOTI BHAWAN GOSAINDIH P.O. KASTURBA GANDHI ASHRAM P.S. GOBINDPUR DIST. DHANBAD.

VENDEE:- (1) SMT. DURGA DEVI, ^{SHARMA} W/O SHRI ASHOK KUMAR SHARMA (2) SMT. SUNITA DEVI SHARMA W/O SHRI MAHESH KUMAR SHARMA RESIDENT OF AMLAPARA, JHARIA DIST. DHANBAD.

Schedule of land.

Dist. Dhanbad, Thana Gobindpur.

Mouza Gosaindih, Mouza No 127

Khata No. 18

Plot No 510 (Part)

Area 4 Kathas 12 ekh.

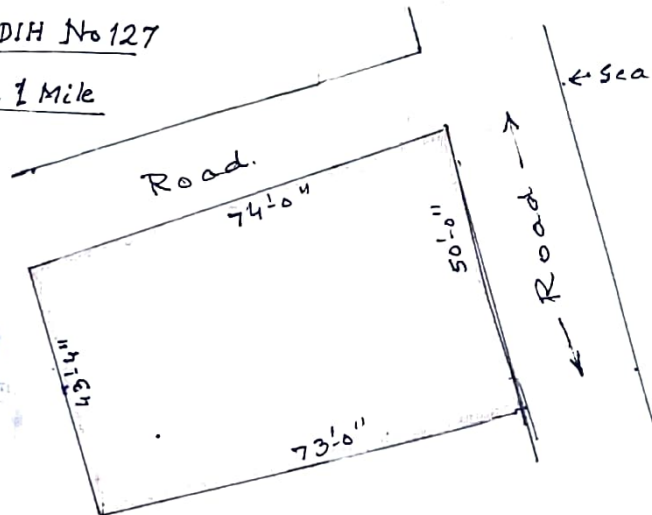
As shown in red colour

Boundary:-

North - Road
 South - Portion of this plot 510
 East - Road
 West - Plot No 508

PART PLAN OF MOUZA GOSAINDIH No 127

Scale 16 inches = 1 Mile



Man Mohan Agarwal
 27/4/08