

4 93 Salubry 39,100/- in Rs. 85 dr - P. 2 - 0

4053



24/9/09

PS Ramgarh

06AA 508032

MAA 3910/-

CP 250

Dee 100

3913 = 50

Handwritten signatures and dates: 24/9/09, 24/9/09, 24/9/09

SALE DEED

Vendor : Sri Mohit Agarwal S/o Sri Manoj Kumar Agrawalla by cast (Seller) Agrahari Vashy, by occupation - service resident of 15, Gola Road, Ramgarh Cantt, P.O.+P.S.+Distt.-Ramgarh (Jhrkhand)

AND

Vendee : Maharshi Paramhans College of Education through (Purchaser) Sri Manoj Kumar Agrawalla S/o Sri Ramchandra Agrawalla resident of 15, Gola Road, Ramgarh Cantt, P.O.+P.S.+Distt.-Ramgarh (Jharkhand)

Mohit Agarwal
24/9/2009

The expression VENDOR and VENDEE unless exclude by or repugnant to the subject of context shall mean and included their respective heirs, successors, successor's in office, excuters, administrators and assigns etc.,

Instruments : Sale Deed (for ever)

Price : Rs. 85,000/- (Eighty Five Thousand) only
stamp duty is being paid as per government fixed value i.e. 3,91,000/-

Stamp Duty Cont.../P-2

Handwritten notes on the right side: 1. 10000 रु. 2. 10000 रु. 3. 24-9-09



(2)

Description : Measuring an Area 85 Decimals of land of vill. Huhuwa, P.S.-Ramgarh, of Property Thana No. 87, of Plot No.- 2109, under Khata No.-75, under Khewat No.01, Touji No.-28, within Distt.-Sub-Registry Office, Ramgarh (Gola), Nature of Land - Tand -III. (commercial)

Govt. Rent : Rs. 2/- (Two) Ramgarh Anchal

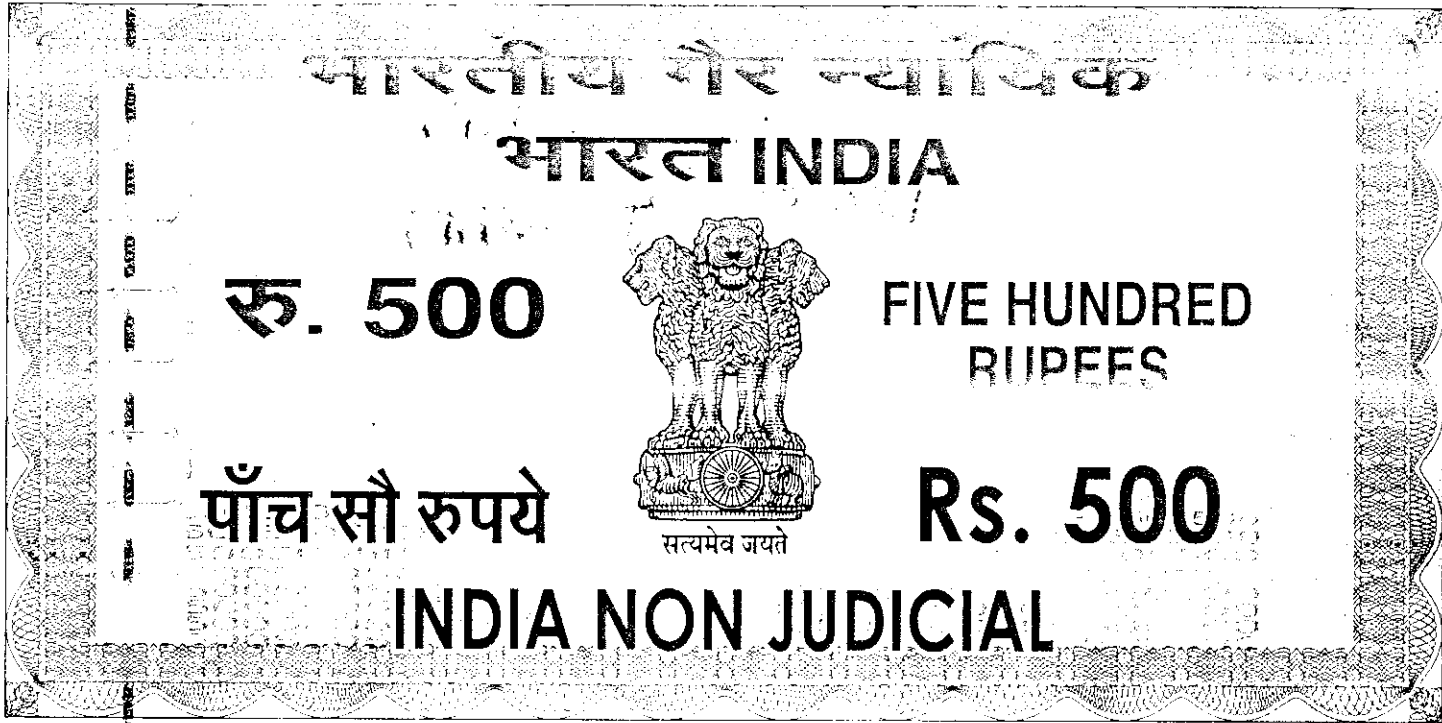
Details : Where as Sri Ramchandra Agrawalla S/o Late Shanker Lal Agrawalla, resident of Ramgarh Cantt. had acquired the piece and parcel of land measuring 90 Decimals bearing Plot no. 2109, of Khata no.- 75, under Khewat no. - 1, Touzi no. 28 of vill.-Huhuwa, P.S.- Ramgarh, P.S.- No. 87, Distt.-Ramgarh, Distt.-Sub-Registry Office Ramgarh (Gola), nature 3 no.-Tand, by virtue of Hukumnama, settled by ex. land lord in the year 1949 (21.01.49). Rent receipt was also issued by the order of land Reform Deputy Collector, Ramgarh which entered in Volume no.4, Page no.38,

Where as Sri Ramchandra Agrawal S/o Late Shankar Lal Agrawalla sold the aforesaid 90 decimils land to the VENDOR by virtue of Registered Deed of Sale date . 08.12.2005, entered in Book no. 1, Volume no. 86, Page no. .103 to 112 bearing Sale Deed no. 3666 for the year 2005 for a valuable consideration amount and put him in possession of the same.

Cont.../P-3

Mohit Agarwal
24/9/2009

wit- Sanyam K. Sinha.
S/o Late B.P. Sinha.
village- Gola.
24/09/09.



झारखण्ड JHARKHAND

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(3)

AND WHERE AS The Vendor got his name mutated in the office of Anchal Adhikari Ramgarh which entered in Regd - II, Volume no. IV, Page no. 122, rent receipt is being issued till 2008-09, vide rent receipt no. JB/41-232602, Dated 17.02.2009,

AND WHERE AS Vendor transferred 05 Decimils land out of 90 Decimils to Public Charitable Trust and rest 85 decimils of the aforesaid land came in peaceful possession of the VENDOR.

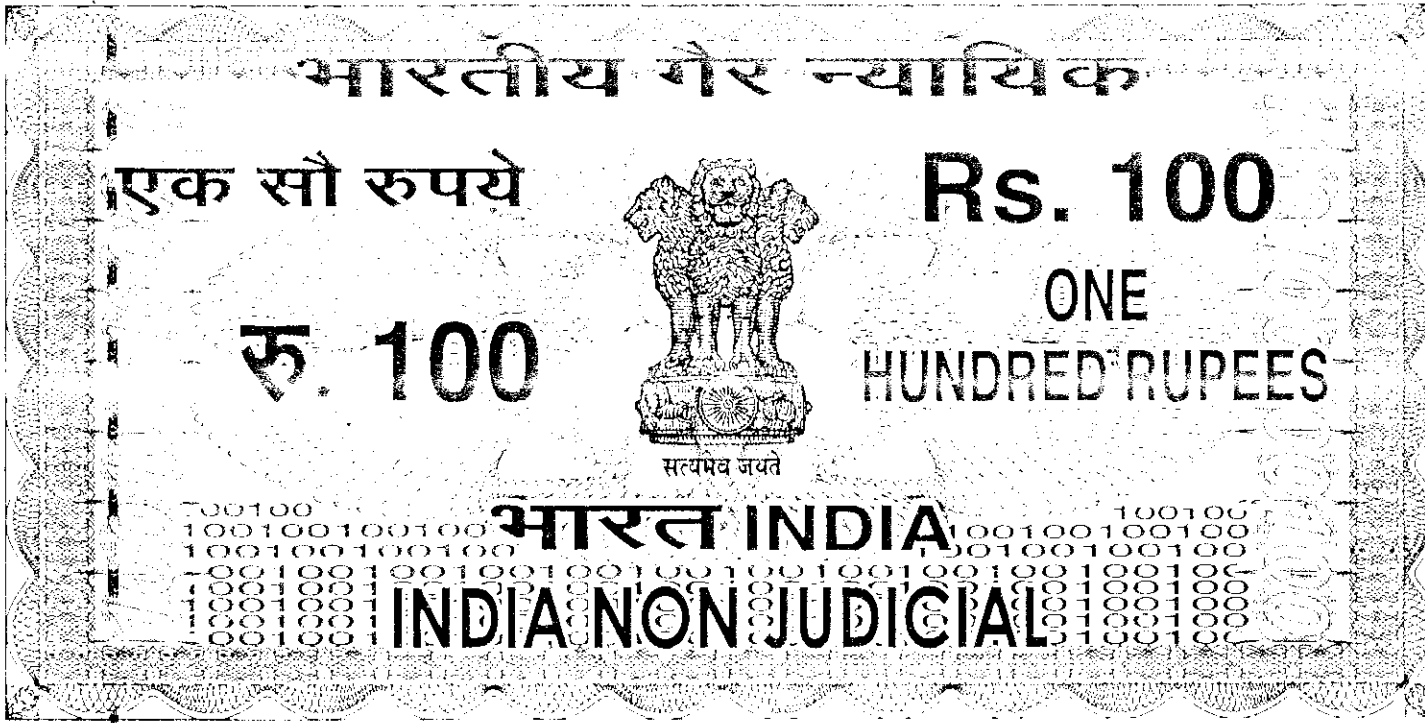
Where as Due to urgent need of money for his personal necessity Vendor expressed his desire to dispose the entire rest aforesaid 85 Decimals land of Plot no. 2109, under Khata no. 75 of village Huhuwa, P.S.-Ramgarh, Distt.-Ramgarh (Jharkhand) morefully described in schedule 'A'

Where as the purchaser having learnt the intention of the of the Vendor expressed their desire to purchase 85 dcimils land and offer rupess 85,000/- as price of the same

Where as the Vendor accepted the offer of the purchaser being resonable according to prevelant market rate.

Cont.../P-4

Mohit Agarwal
24/9/2009



झारखण्ड JHARKHAND

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(4)

Where as today Vendor before the Distt.-Sub Registrar Ramgarh (Gola) received the consideration amount of rupess 85,000/- from the Vendee namely Maharasi Paramhans College of Education through Trustee Sri Manoj Kumar Agrawalla by cash and transfered his right, title, interest and possession. Which is free from all encumbrances and if there by found any defect of the title, the Vendor shall compensate the purchaser.

The Vendor sold the said of decimals or land of plot no. 2109 to the Vendee at a consideration amount of Rs. 85,000/- and put the Vendee is khas possession there of.

Now the purchaser who has been put in possession shall continue to remain in possession without any let hindrance, interruption, claim and demand by or from the VENDOR or any person claiming through or under him.

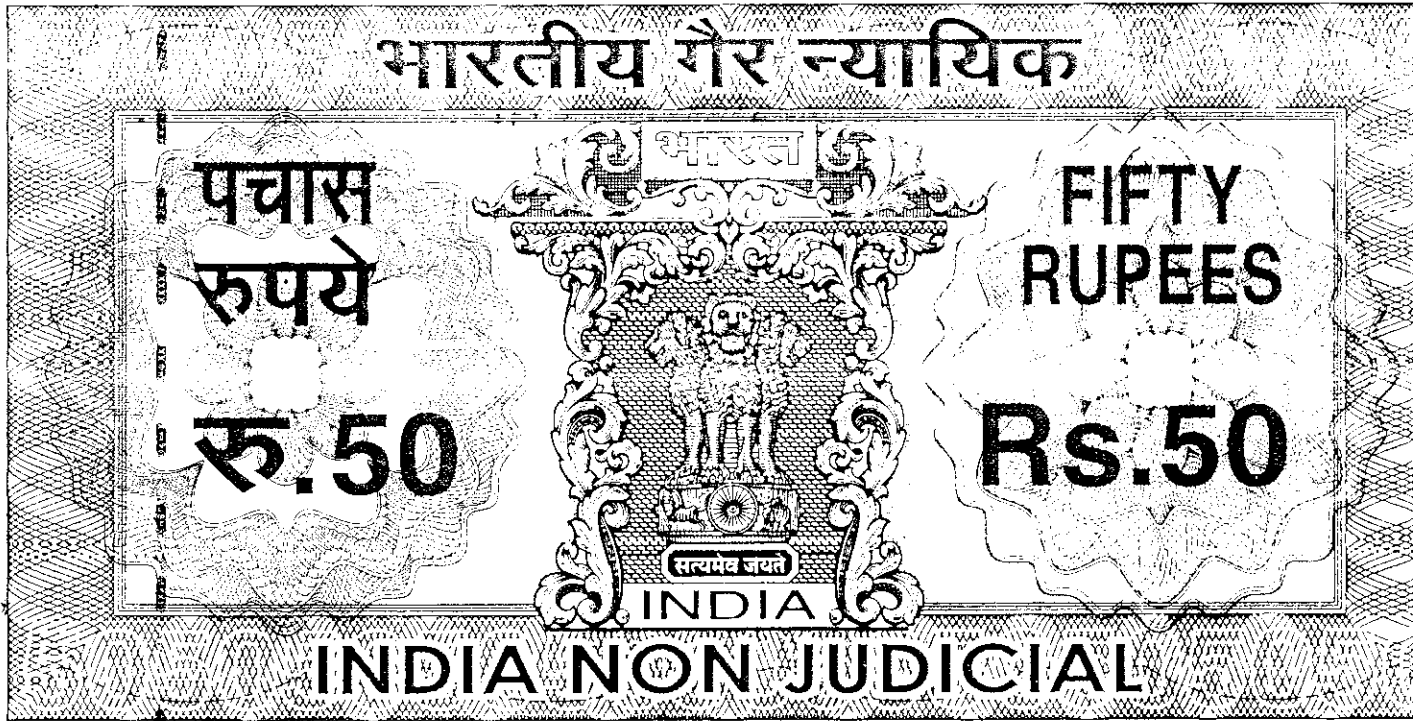
The VENDOR futher covenants with the purchaser that the purchaser shall get his their name mutated in the office of the Anchal Adhikari Ramgarh or where ever necessary and shall pay all rent and taxes in their own name.

Now the Vendee remaining in possession over the said purchased land may use the land as their own accord. The Vendee may construct house, big well, may do plantation, boundry wall or may use commercialy or may use whatsoever for their benifit and enjoy the same forever.

Cont.../P-5

Manoj Kumar

Mohit Agarwal
29/4/2009



झारखण्ड JHARKHAND

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(5)

Schedule 'A' Referred above

All that piece and parcel of commercial land measuring 85 Decimals land of plot no. 2109, under Khata no. 75, situate of Vill. - Huhuwa, P.S.-Ramgarh, Thana No. 7, Distt.-Ramgarh, (Jharkhand) butted in bounded as follows :-

- North - Land of Khaira Bedia, Ramnath Bedia, Sawan Bedia
South - Land of Bhawani Property
East - Public Road & 05 Decimal of Land of Maharshi Paramhans Sewa Trust
West - Land of Bhim Mahto

In Witness where of, the vendor has executed this deed of sale this the day of Sept. 2009.

Note : This is to certified that section 6, 10, 11, 8 or 38 of ceiling act is not applicable.

This Deed of Sale consists of six pages.

Drafted & Typed

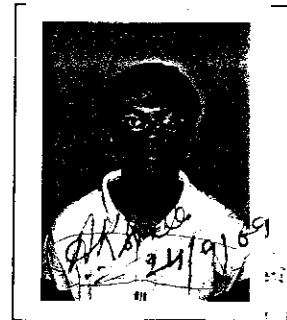
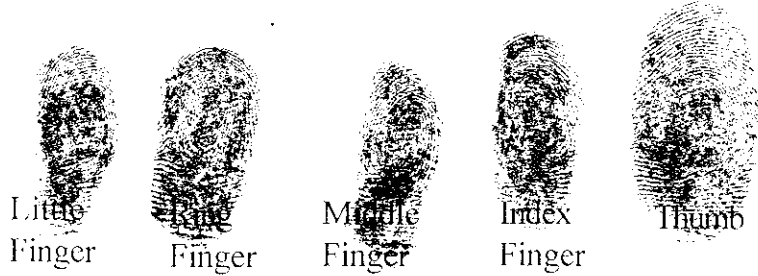
A.K. Sinha
24/9/09

Anil Kumar Sinha
Deed writer, Gola
Licence no. 81/02

Mohit Agarwal
24/9/09

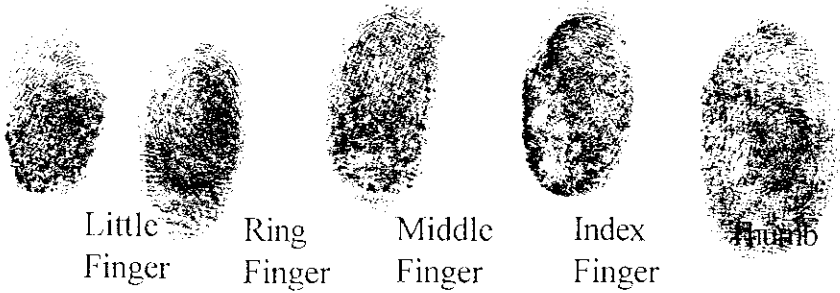
(6)

Signature of Vendor (Seller)



Mohit Agarwal
24/9/09

Signature of Vendee (Purchaser)



Manoj Kumar Agarwal
24-9-09

This is to certify that fingers print of left hand of both Vendor and Vendee has taken by me.

Anil Kumar Sule.
24/9/09

Manoj Kumar



निबंधन विभाग, झारखंड
गोला

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 7

Token Date/Time: 24/09/2009 12:51:00

Document Type	Sale Deed	Presenter	Mohit Agrawal	Date of Entry	24/09/2009
Presenter Name & Address	Gola Road ,Ramgarh Cantt,Ramgarh	DOE		Total Pages	16
Stampable Doc. Value	391250	Stamp Value	15650	Book	1
Document Value	391000	Serial No.		CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
RAMGARH	87		HUHUWA	75	2109			Commercial	85 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Mohit Agrawal	Manoj Kr. Agrawal	Business	Other		gola road ,ramgarh cantt,ramgarh
2	VENDEE	M.P Collage Education Through Manoj Kr. Agrawal	Ramchandra Agrawal	Business	Other		gola road ,ramgarh cantt,ramgarh
3	Identifier	Mahesh Mahto	Late Banu Mahto	Cult	Other		ramgarh cantt,ramgarh
4	Witness1	Sanjay Kr. Sinha	Late B.P Sinha	Business	Other		gola,ramgarh

Fee Details:

SN	Description	Amount
1	LL	2.50
2	SP	240.00
3	P	1.00
4	A1	3,910.00
Total		4,153.50

Mohit Agrawal
24/9/2009

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि इंटर का हस्ताक्षर

उपर्युक्त मोहित अग्रवाल ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान महेश महतो पिता राम कृष्ण महतो निवासी रामगढ़ कैंट पेशा कृषि की।

निबंधन पदाधिकारी का हस्ताक्षर

24/9/09

Manoj Agrawal



निबंधन विभाग, झारखंड
गोला

Token No.7 Token Date: 24/09/2009 12:51:00

Serial/Deed No./Year :4093/4053/2009

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Mohit Agrawal Father/Husband Name:Manoj Kr. Agrawal (VENDOR) gola road ,ramgarh cantt,ramgarh		
2	M.P Collage Education Through Manoj Kr. Agrawal Father/Husband Name:Ramchandra Agrawal (VENDEE) gola road ,ramgarh cantt,ramgarh		
3	Mahesh Mahto Father/Husband Name:Late Banu Mahto (Identifier) ramgarh cantt,ramgarh		
4	Sanjay Kr, Sinha Father/Husband Name:Late B.P Sinha (Witness1) gola,ramgarh		

Book No. I
Volume 103
Page 105 To 120
Deed No 4093/4053
Year 2009
Date 24/09/2009 13:06:29

District Sub Registrar

Signature of Operator