

11807 10604 2010
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते
INDIA

उडिसा राज्य ORISSA

178938



SALE DEED

THIS DEED OF SALE made on this the 4/1/09 day of July 2009 (Two thousand nine).

NAME & ADDRESS OF THE VENDOR:

SRI PANKAJ KUMAR AGRAWALLA, aged about 31 years, S/o. Jayaram Agrawalla, by Caste - Bania, by Profession - Business, resident of At. - Ramachandrapur, P.O. - Jatni, P.S. - Jatni, Dist - Khurda (Orissa).

Contd.....P/2

Handwritten notes and signatures on the right side of the page, including "Pankaj Kumar Agrawalla" and "Sri Pankaj Kumar Des".

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L.T-108

Rajesh Kumar Chirania
4-7-09

Rajesh Kumar Chirania 4-7-09

NAME & ADDRESS OF THE VENDEE :-

SRI RAJESH KUMAR CHIRANIA, aged about 36 years, S/O - LATE JAGDISH PRASAD CHIRANIA, By Caste - Marwari Bania, By Profession - Service, Address - C/o - D.P. Aggarwala, BB - 15, Salt Lake, Sector - 1, Kolkata, 700 064

NATURE OF THE DEED :- SALE DEED

CONSIDERATION OF AMOUNT :-

Rs. 73,980/- (Rupees Seventy Three Thousand Nine Hundred Eighty Only). (Ac. 1.233decs.)

(Contd.... P/3)

Rajesh Kumar Chirania
4-7-09

W. Prasad Chirania
W. Srimanta Chirania

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SCHEDULE OF PROPERTY :-

D.S. R.O. BBSR

Dist - Khurda, Tahasil - Khurda, Ps. No. -77 , Ps:
Khurda and S.R.Office - Khurda, Mouza: Bara Bojhia,
Kata No. 165, (One Hundred Sixty Five), Stitiban Plot No.
119 (One Hundred Nineteen Only), Area - Ac0. 324decs,
(Out of 450decs.) from North East Corner. Plot No. 120
(One Hundred Twenty), Ac0.405decs,(Out of 450decs)
from North Side, Plot No. 121(One Hundred Twenty
One)Aco.405 decs.(Out of 450decs.) from North Side,
Plot No. 124 (One Hundred Twenty fuor), Ac0.099dec,
(Out of 450) North West Corner, Kisam - Taila, Total One
Khata, Four Plots, Total Area Ac1.233decs, Rent-
Rs.10.00Paise, herewith attached sketch map marked
in Redink.

Boundary :-

NORTH :Gochar Plot No. 108

**SOURTH : Plotted Road, Plot No. 119,120,121,
124 Plotted 20ft Road (Part)**

EAST : Plot No. 124 (Part) Subhasish Gharai

WEST : Plotted 20 Ft Road, Plot No. 119 (Part)

(Contd...P/4)

Kumal Arunika
Parent

Pratulla Kumar Sivan
Srimanta Kumar

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The land is recorded in the Khurda Tahasil in the
M. Case No. 2505/2005, 2506/2005, 2507/2005,
2504/2005 from Khata No. 165.

The land is not a leasehold land and it is not within
the consolidable limit. The land is not within the
jurisdiction of the endowment. The land is not coming
under Bhudan Property.

AND WHEREAS, the vendor hereby declares that
the said property is free from all encumbrances,
litigations, disputes, lines, attachments, charges etc.
having all rights, title, interests etc. as absolute owner.

AND WHEREAS the land revenue (Rent) of the

(Contd...P/5)

Pratulla Kumar Das
Srimanta Kumar Das
Ranjit Kumar Das
Anmol
25/09/09

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aforesaid property has been paid by the above named Vendor to the Govt. through Tahasildar and the receipt thereof, has been obtained.

AND WHEREAS the vendor is in need of money for his/her domestic expenses and for other land purchase and other legal necessities and looking for a customer to sell the said property, the details of which are given in the schedule above for consideration money of Rs.73.980/- (**Rupees Seventythree Thousand Nine Hundred Eighty Only**)

AND WHEREAS, the Vendee is willing to purchase the said property and paid the full consideration money of Rs.73.980/- (**Rupees Seventythree Thousand Nine Hundred Eighty Only**). i.e prior to execution of this Sale

(Contd...P/6)

Sanjay Kumar Sharma
20-09-09

Prasanna Kumar
Srinantha Kumar
20-09-09

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Deed in the presence of the following witnessess and others the receipt of which is hereby acknowledged by the Vendor.

AND WHEREAS, the Vendor, after receiving the aforesaid consideration money in full, executes and registers this sale deed today in favour of the vendee according to his/her free will and sound mind and hereby conveys, grants, transfers and assigns by way of this sale deed and makes the vendee owner of the land hereby sold by delivering and placing the vendee in peaceful possession together with all rights, titles and interests, profits and demands whatsoever in respect of the schedule property and the vendor, his/her heirs, successors, assigns, representatives etc. became desitute of all right, titles, interests over the said property.

(Contd...P/7)

Sanjay Kumar Sharma
2-7-09

Dr. Parashuram Sharma
Srimanta Kumar Das

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AND WHEREAS the vendee is at liberty to get his/her name mutated in the government and all other records and get the official records corrected, pay rent and obtain receipts there of to which the vendor or any of his/her heirs, successors, assigns, representatives etc. will have no objection whatsoever.

AND WHEREAS the vendee is at liberty to use and enjoy the land hereby sold and convey the same at his sweet will in any manner whatsoever, the vendee, his/her heirs, successors, assigns, representatives etc. please and construct houses, building, gardedns etc. thereon.

AND WHEREAS the vendor further declares that

(Contd...P/8)

Sanjay Kumar Sharma
50-1-89

W Prasad Kumar
W Srimanta Kumar

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prior to this sale he/she has neither transferred the said property to any one nor there exists any charges or encumbrances on the land hereby sold and conveyed.

AND WHEREAS due to defective title of the VENDOR or for any other causes, if the vendee or her, legal representatives etc. will be debarred/ dispossessed from any part or entire Scheduled property, then the VENDOR shall try his/her level best to give possession of the dispossessed land to the VENDEE without any delay or else the VENDEE, his/her heirs, successors, assignees, representatives etc. shall have the right to sue against the VENDOR, his heirs, successors, assignees

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Forat Kune Agrawalla
2007

Pratulla Kumar Jain

Srimanta Kumar Jy

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representatives etc.in the proper Court of law and
repossess the dispossessed land and/or get back the
entire considration money paid to the VENDOR with
interests accrued on it at usual bank's rate of interest
and the VENDOR does hereby agree to pay the same
without any hesitation.

AND WHEREAS the expression "VENDOR" and
"VENDEE" unless excluded by or repugnant to the context
or meaning shall include their respective heirs, executors,
successors, assignes and legal representatives for the
sake of this Sale Deed.

(Contd...P/10)

Don't know the
4-7 09

Prasanna Kumar
Srinanta Kumar

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IN WITNESSES WHERE OF we the above named Vendor and Vendee have signed this Sale - Deed on this 4th day of July, 2009 in presence of the following witnesses.

WITNESSES :

1. Prafulla Kumar Swain
S/O. Pramod Swain
At ekta mandal maharaj
P.S. jati Dist - Khurda

Ramesh Kumar Arumala
VENDOR 4-7-09

2. Srimanta Kumar JS
Plot No A/1, Hal Plot No 234,
Cuttack Road, Bhubaneswar
P.S - Badagada, Dist - Khurda

Rajesh Kumar Chikara
VENDEE 4.7.09

The Vendor and Vendee do not belong to Scheduled Caste or Scheduled Tribe Community.

VENDEE

Typed and filled up by me.

Sankar Das
Mohana Das 306

Ramesh Kumar Arumala
VENDOR 4-7-09

FORM NO-A

DECLARATION

(Land/Property where there is no structure/House)

We the Executant and claimant do hereby declare that there is no structure/house on schedule property transacted in this document. If existence of any structure/house is detected at later stage the document would be treated as invalid.

Rajesh Kumar Aggarwal

SIGNATURE OF EXECUTANT/SELLER

Rajesh Kumar Chikara

SIGNATURE OF CLAIMANT/PURCHASER