1976 (1) 1441

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हज़ार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

असम ASSAM

T.S.K/L&P/2485/2013/Vol-VII Dt. 19.12.2013 extended upto 30 days from 25.8.14

T.M.B(Tech)2/Permission/2012/5556

174895

Admissible under Art. 5 (1) of 1908. Correctly Stamped under the Indian Stamp Act. 1899 (Act. II of 1899) Schedule

Sr. Sub Registrar Tinsukia

SALE DEED

This DEED OF SALE is made on this the 26th day of August, 2014 (Two thousand Fourteen):

BETWEEN

SRI ISHWAR PRASAD JALAN, son of Late Mahabir Prasad Jalan, resident of Hijuguri, Near New Tinsukia Railway station, P.O., Hijuguri, P.S. and District Tinsukia, Assam, hereinafter called as the 'VENDOR' (Which expression shall unless inconsistent with or repugnant to the context hereto be deemed to include his heirs, assigns, successors, executors, administrators and legal representatives) of the ONE PART:

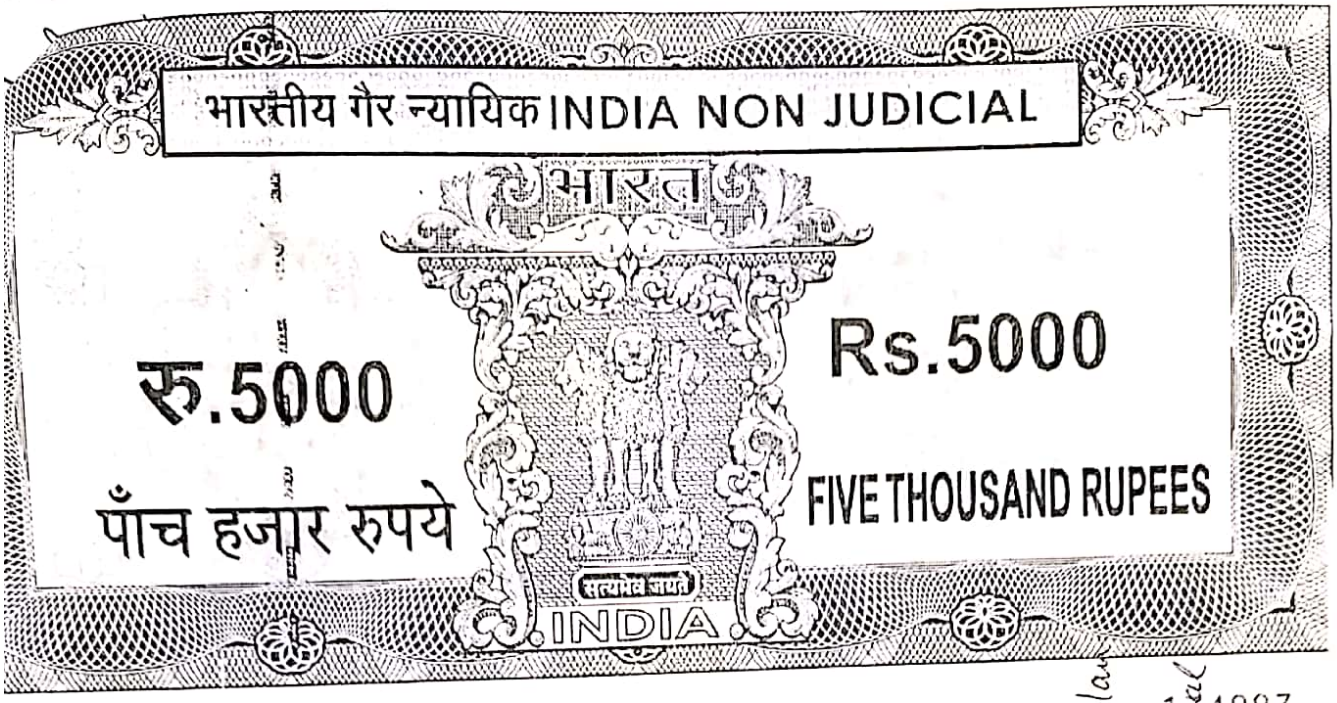
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Sr. Sub-Registrar
Tinsukia

Compared by

Date 24/9/26



ASSAM

Ishwar Prasad Jalan
Sarita Agarwal

14093

A N D

SMTI. SARITA AGARWAL, daughter of Sri Ishwar Prasad Jalan, by religion Hindu, by occupation business, a resident of A.T. Road. Hijuguri, P.O. Hijuguri, P.S. and District Tinsukia, Assam, hereinafter called the 'PURCHASER' (Which expression shall unless inconsistent with or repugnant to the context hereto be deemed to include her heirs, assigns, successors, executors, administrators and legal representatives) of the OTHER PART:

WHEREAS, the VENDOR named-above is the absolute lawful owner and in occupation of land measuring 0(Zero) Bigha- 3(Three) Katha- 12.65 (Twelve point Sixty Five) Lessas, equivalent to 10462.50 square feet, covered by part of Dag No. 515(Kha), P.P. No. 151, situated at Tinsukia Town sheet No. 17, Mauza Tinsukia, in the District of Tinsukia, Assam, together with Assam type shed (Godown) standing thereon, bearing holding No. 15/572 (old 3376-B) of ward No.15 of T.M.B, more fully and particularly detailed in the schedule herein below, hereinafter referred to as the 'SAID PROPERTY".

(Contd.....P/3)

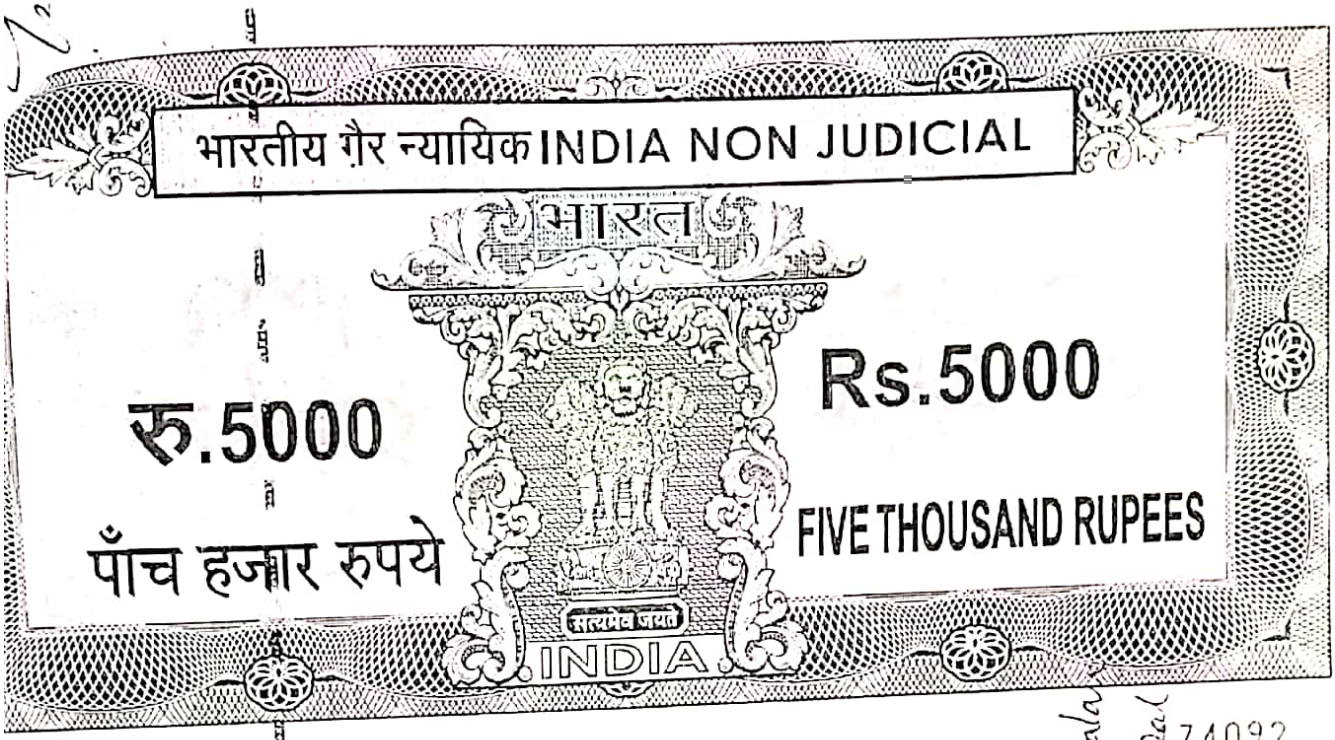
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Tinsukia

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Date 24/4/26

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ASSAM

74092

Ishwar Prasad Jalan
Sanika Agarwal

AND WHEREAS, the VENDOR named-above being in urgent of need of money has agreed to sell the SAID PROPERTY, fully detailed in the schedule below to the PURCHASER at the total price of Rs.10,00,000/- (Rupees Ten Lakh) only and the PURCHASER has agreed to buy the same at the aforesaid price.

AND WHEREAS, The VENDOR and PURCHASER have jointly obtained sale permission/ No-objection to sell and buy the SAID PROPERTY from the office of the Tinsukia Municipal Board vide its memo No. T.M.B (Ka) 2/ permission/2012/5556 dated 24/12/2013 and from the office of the Deputy Commissioner vide its order No. TSK/LSP/2485/2013/Tsk-712 dated Tinsukia 19 December 2013.

(Contd...P/4)

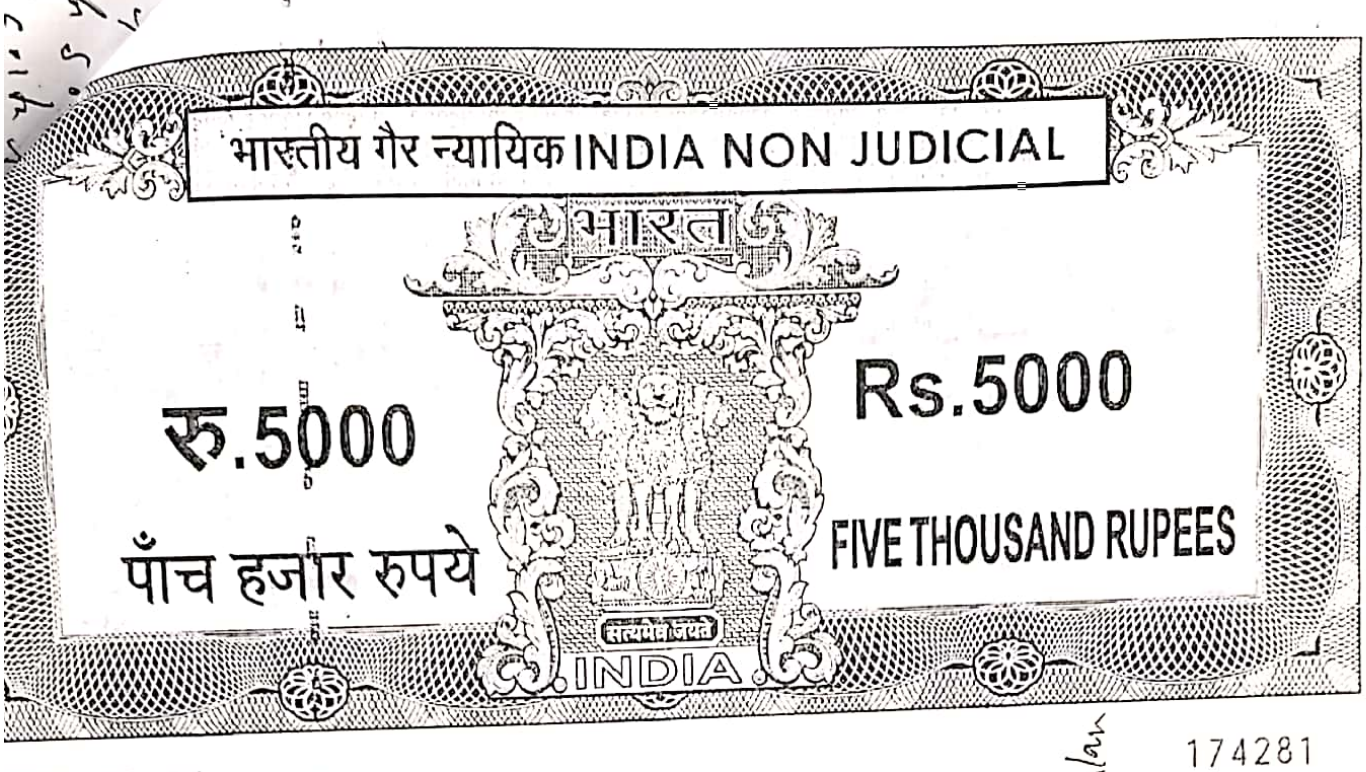
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असम ASSAM

174281

Lakshmi Prasad Jalan
Sanita Agarwal

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

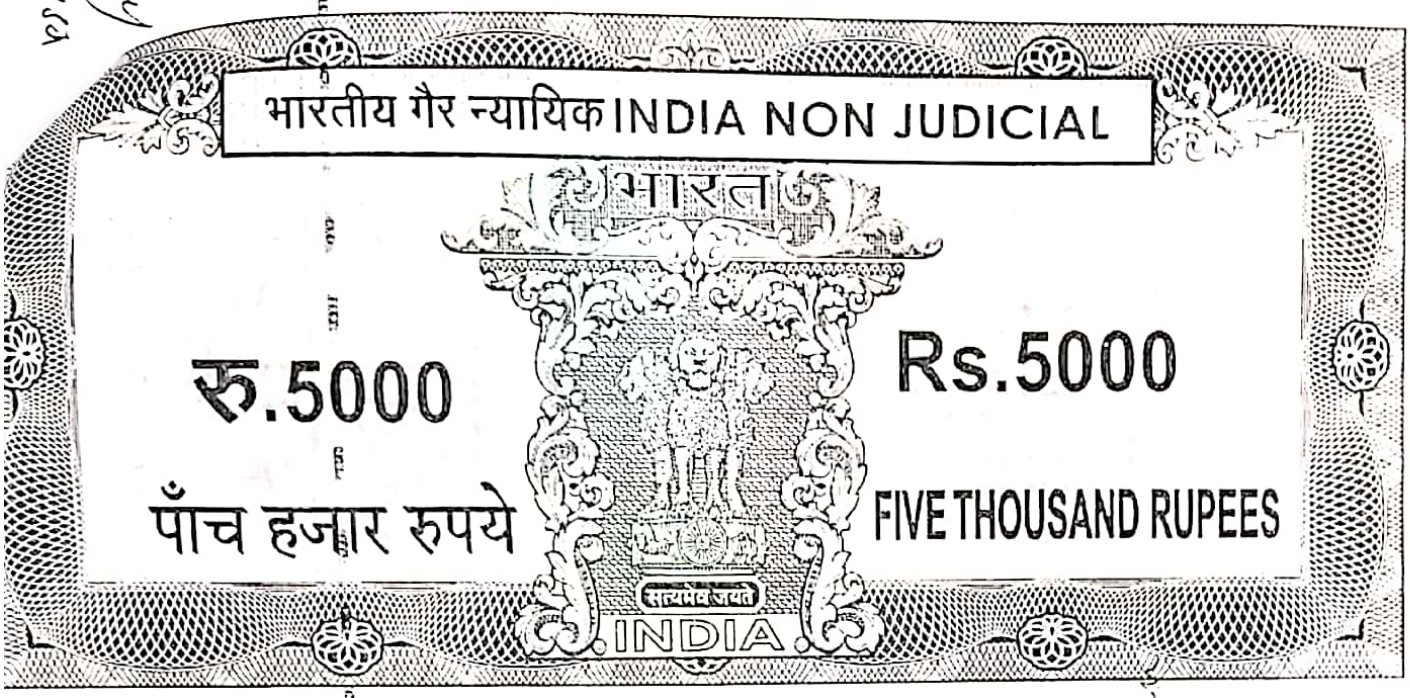
1)___ That in pursuance of the aforesaid negotiation and in consideration of Rs. 10,00,000/- (Rupees Ten Lakh) only, paid by the PURCHASER to the VENDOR hereto, the receipt of which the VENDOR doth hereby admit and acknowledge, the VENDOR as the lawful owner of the SAID PROPERTY, hereby assigns, transfers and conveys to the PURCHASER by way of absolute sale the SAID PROPERTY, fully detailed in the schedule below TO HAVE AND TO HOLD the same by the PURCHASER as the absolute lawful owner thereof with all rights, title, interests, property, claims, easements, paths, trees, bushes, plants, drainage, water-courses, standings, demands whatsoever of the VENDOR unto or upon the SAID PROPERTY and every part thereof for ever.

(Contd...P/5)

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असम ASSAM

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(Page No. 5)

2)____ That the VENDOR hereby further covenants with the PURCHASER as follows:-

(A)___ That the SAID PROPERTY, structures and standings thereon shall be quietly held enjoyed and the rents and profits receive there from by the PURCHASER without interruption and disturbances by the VENDOR or any other person/s claiming through or under the VENDOR and without any lawful interruption and disturbances by any other person/s.

(B)___ That the SAID PROPERTY and all standings thereon hereby sold to the PURCHASER is free from all encumbrances and the VENDOR has good title and full authority to covey the same as hereby conveyed.

(Contd....P/6)

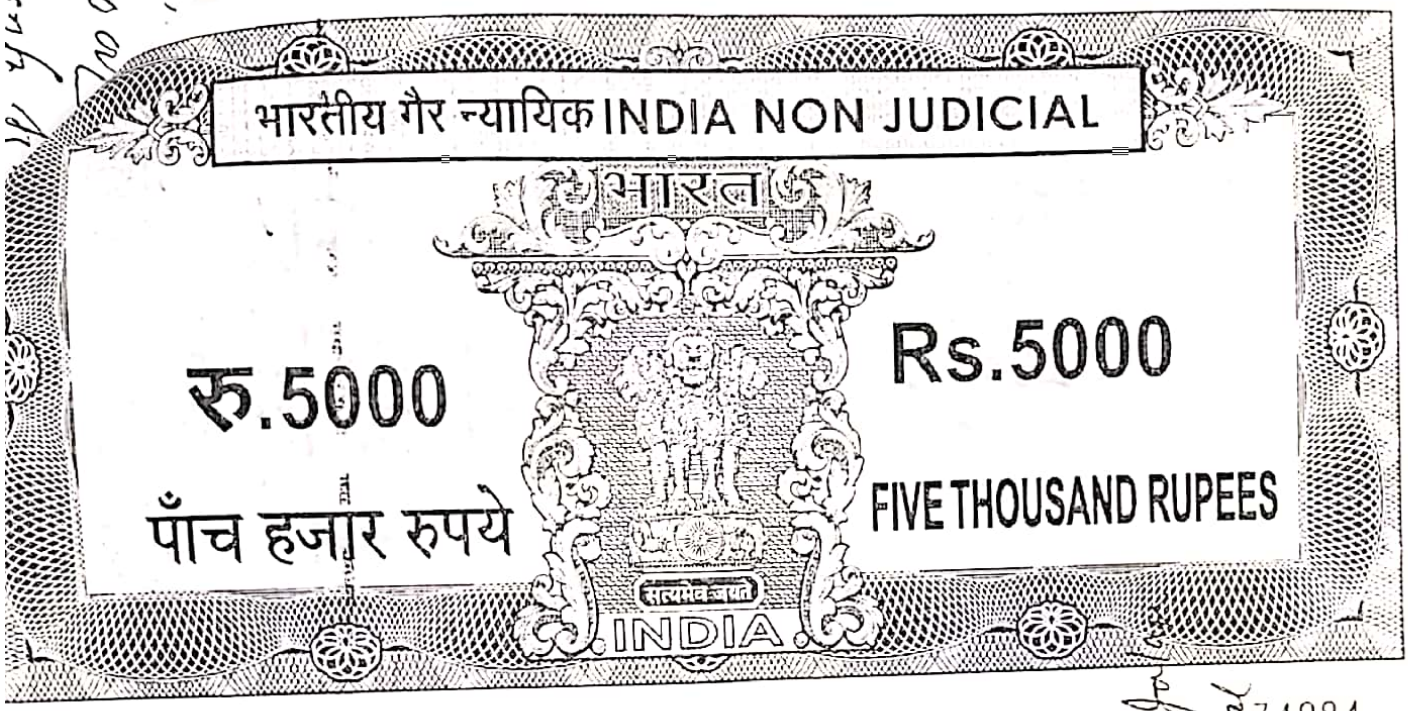
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Tinsukia

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Ishwar Prasad Jain
Savita Agarwal

© That the VENDOR shall support any application to be made by the PURCHASER for the mutation of her name for the SAID PROPERTY and structures and all standings thereon, in the records of rights of the collectorates and Municipal records and the VENDOR and all person/s claiming through or under him shall and will from time to time upon request and cost of the PURCHASER do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the SAID PROPERTY and standings thereon and every part thereof to and in favour of the Purchaser according to true intent and meaning of these presents as shall/may reasonably be required.

(D) That if for any defect of title of the VENDOR, the PURCHASER is deprived of the whole or any part of the SAID PROPERTY and standings thereon, hereby sold, the VENDOR and all person/s claiming through or under them shall compensate the PURCHASER for the loss so sustained by the PURCHASER.

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Tinsukia

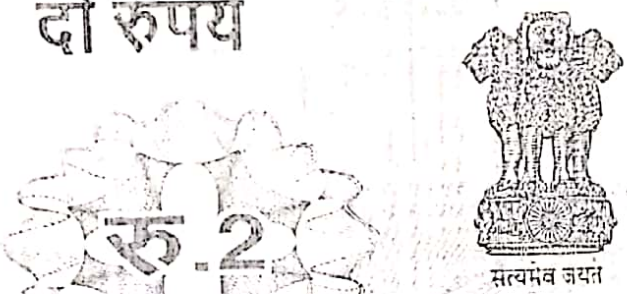
Compared by

Date.....

भारतीय गैर-न्यायिक

दो रुपये

TWO RUPEES



Rs.2

Rs.2

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

असम असम ASSAM

20AA 196399

(F)___ That the VENDOR have already delivered the Khas physical possession of the SAID PROPERTY and all standings thereon fully detailed in the schedule herein below to the PURCHASER hereto.

(F)___ That the VENDOR hereby covenant and declare that henceforth all the ownership, hereditaments and landlord-ship of the SAID PROPERTY and all structures and other standings thereon shall vest unto the Purchaser alone and the PURCHASER shall be at liberty and shall have absolute and right henceforth to execute or do all acts deeds and things in respect of the SAID PROPERTY and every part thereof as absolute lawful owner.

(G)___ That the VENDOR hereby give his no objection for transferring the existing electricity connection and other connection of the SAID PROPERTY, in the name of PURCHASER

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE:

Land measuring 0(Zero) Bigha- 3(Three) Katha- 12.65 Lessas, equivalent to 10462.50 square feet, covered by part of Dag No. 515(Kha), Periodic Patta No. 151, situated at Tinsukia Town sheet No. 17, Mauza Tinsukia, District Tinsukia, Assam, together with Assam type shed (godown) standing thereon, bearing holding No.15/572 (old 3376-B) of ward No. 15 of T.M.B., the aforesaid land is bounded as follows with dimension thereof:-

NORTH:-93'-0" /Part of Dag No. 516 and 558.
SOUTH:-93'-0" /Part of Dag No. 515(Kha) & 12 to 14 ft. wide pvt. Rd.
EAST :- 111'-6" /Part of Dag No. 558.
WEST:- 113'-6" /Part of Dag No. 513.

(Contd....P/8)

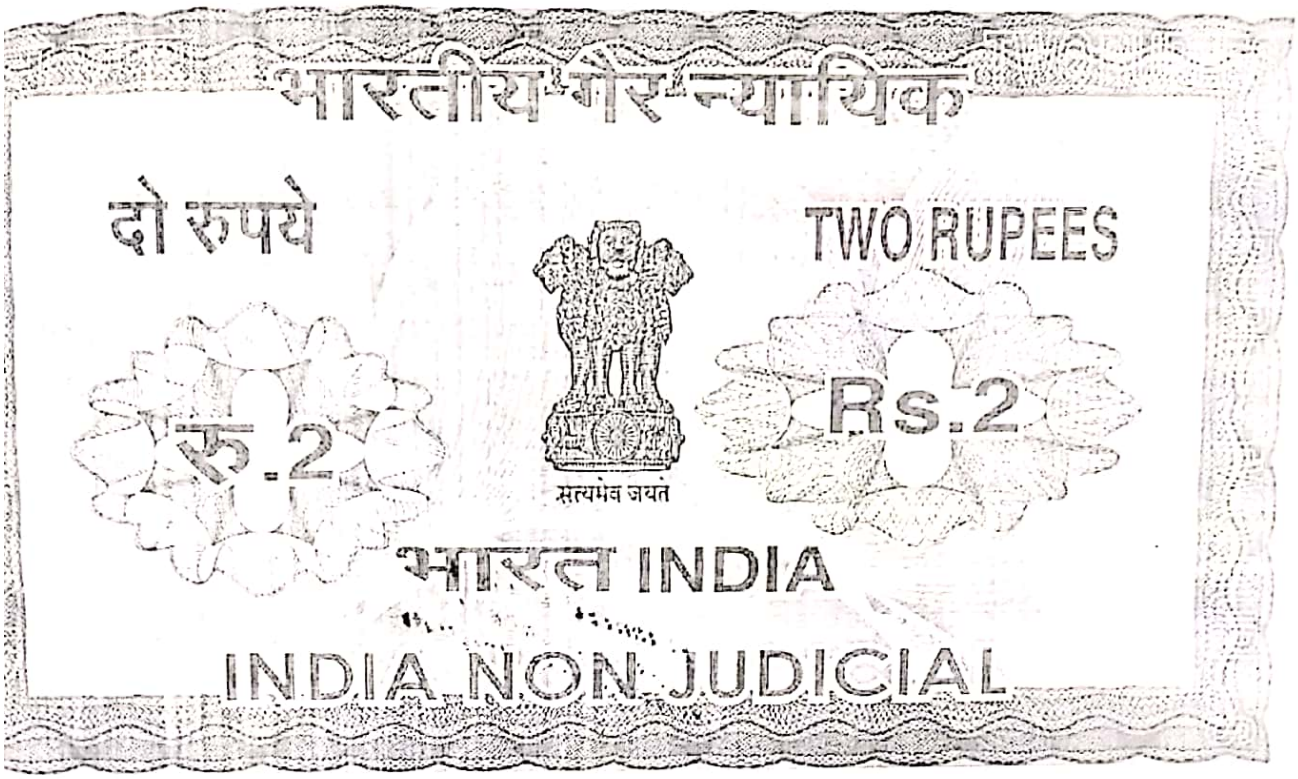
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Tinsukia

Compared by

Date 24/4/26

Ishwar Prasad Agarwal
Sanika Agarwal



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IN WITNESS WHEREOF, the VENDOR hereto put and subscribe their hands hereupon through their attorney on the day, month and the year first above-written in presence of the witnesses signed below:

WITNESSES:

1- T.K. Agarwal Advocate

Ishwar Prasad Jalan

Vendor

2- Sandip Goswami
S/o Lt Ramaji Goswami
Devi Pokhari Tek

Sunita Agarwal

Purchaser

Drafted by
T.K. Agarwal
Advocate

Certified to be true copy

Sr. Sub-Registrar
Tinsukia

Compared by

Date.....