

253 Sale naker-700,000/- Akomp-st Arletyepus

243



F-23 23/1/19



उपस्थापित ... की जाति ... C.N.T.A. ... अन्तर्गत ... 23/1/19

मूल्यांकन ... 23/1/19

दस्तावेज में वर्णित भूमि ... 23/1/19

Attest:

23.01.2019.

विशेष-21 के अधीन ... (1999) की ... 23 के ... 46(1) ...

दस्तावेज जांच ... 23/1/19
झारखण्ड सरकार के अधिसूचना संख्या-499/वि.सं.
एन 500/वि.सं. दिनांक-19.06.2013 के अधिन के आर्जेक
में दिनांक 5 (सी.एन. वि.सं) 4/1/19 है।

जांचक ... 23/1/19

23.01.2019

2019. निबंधन पदाधिकारी

Receipt
#10) - 0=00
Salami - 2=50
Process - 0=94
8=44

SALE DEED
VALUE AT RS.7,00,000/- ONLY.

Rupees: Seven lakhs only.

THIS DEED OF SALE MADE THIS THE "23rd DAY OF JANUARY 2019"
HERE AT SERAIKELLA BY AND BETWEEN:- Contd..2..

Handwritten signature and date: 23.01.2019

-: 2 :-

MR. ANANTA PRASAD KABI (Pan No.-AYTPA2058B and Aadhaar No.-9799 7010 7048), son of Mr. Uma Pada Kabi, by Faith-Hindu, by Caste-Brahmin, Nationality-Indian, by Occupation-Service, resident of H. No.-50, Shiv Mandir Road, Near Kafi Mandir, Bara Gamharia, P.O.-Gamharia, P.S.-Adityapur, District-Seraikella-Kharsawan, in the state of Jharkhand, Pin Code-832108, hereinafter called the **FIRST PARTY/VENDOR/SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**.

IN FAVOUR OF

MRS. GARIMA DEVI (Pan No.-CBQPD7267P and Aadhaar No.-3529 0312 5701), wife of Mr. Shiv Persan Singh, by Faith-Hindu, by Caste-Kumhar, Nationality-Indian, by Occupation-House wife, resident of Quarter No.-92/L4, Gaushala Road, Gaushala Bada Maidan, Sakchi, Kalimati, P.O. and P.S.-Sakchi, Town-Jamshedpur, District-East Singhbhum, in the state of Jharkhand, Pin Code-831001, hereinafter called the **SECOND PARTY/VENDEE/PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF DEED:-Deed of transfer by way of Sale.

CONSIDERATION AMOUNT:-Rs.7,00,000/- (Rupees:-Seven lakhs) only.

WHEREAS, the VENDOR is the sole, absolute, lawful and bonafide owner of all that land measuring an area-2.52 Decimals i.e. 1100 sq. ft., recorded under Khata No.-121, Plot No.-2678/Part, of Mouza-BARA GAMHARIA, Thana-Adityapur, Thana No.-66, within A.N.A.C. Old ward No.-11, Corresponding to New ward No.-7, District-Seraikella-Kharsawan, more fully described in schedule below:

AND WHEREAS, the land more fully described in the schedule below situated at Mouza-BARA GAMHARIA, Thana-Adityapur, Thana No.-66, within A.N.A.C. Old ward No.-11, Corresponding to New ward No.-7, is self acquired property of the "MR. ANANTA PRASAD KABI" which he has purchased by virtue of registered **SALE DEED NO.-1350, DATED-10.04.1996.** And same he has been mutated in favour of "MR. ANANTA PRASAD KABI" vide **MUTATION CASE NO.-191/1998-1999, DATED-04.08.1998.** And the "MR. ANANTA PRASAD KABI" is in peaceful physical possession over schedule mention land on payment of regular rent thereof without any hindrances or interruption from any corner and Rent has been realized in Volume No.-1, Page No.-397, mentioned in Register-II:

AND WHEREAS, now being in urgent need of money the VENDOR has agreed with the VANDEE for ABSOLUTE SALE of the said landed property measuring an area-2.52 Decimals i.e. 1100 sq. ft.,

Contd..3..

23.01.2019

:- 3 :-

fully mentioned in the schedule below for a total consideration amount Rs.7,00,000/- (Rupees:-Seven lakhs) only, and the VENDEE has also agreed to purchase the same at that price:

: NOW THIS SALE DEED WITNESSETH AS UNDER :

1. THAT, in pursuance of the above agreement and in consideration amount of Rs.7,00,000/- (Rupees:-Seven lakhs) only, paid through vide cheque/cash, by the VENDEE to the VENDOR, the receipt where of the said sum here by acknowledges as full and final and highest consideration amount having received against absolute and outright sale of the said immovable property more particularly describe in the schedule here under written to the VENDEE, the VENDOR by these presents does hereby sale, convey, transfer, deliver and assign unto the VENDEE all that immovable property more fully describe in the schedule here under written together all right, title, interest, privileges, advantages, TO HAVE AND TO HOLD the same without any interruption or disturbance from or by the VENDOR, his heirs and/or any person or persons claiming under or in trust of him, with all right, title, interest and possession hereto which the VENDOR here before enjoyed in respect of the said property.

2. THAT, the VENDOR is completely divested of all his interest and right in the schedule property and shall cease to has any right or title in the property hereby sold to the VENDEE by these presents.

3. THAT, the VENDOR on receipt of full and final highest consideration amount of Rs.7,00,000/- (Rupees:-Seven lakhs) only, paid through vide cheque/cash, from the VENDEE has delivered possession of the schedule property in favour of the VENDEE and all relevant papers and documents of the said property to him.

4. THAT, the VENDEE out of her own funds or through any financial sources shall or may construct any further structures, buildings and renovate the same or part thereof and will enjoy and possess the same or part thereof with full powers of sale, convey, transfer, deliver, mortgage or otherwise alienate the same or part thereof to any part or in any manner she like.

5. THAT, the VENDEE shall be at liberty to get her name mutated in the superior landlord through the office of C.O. at GAMHARIA, and shall pay the ground rent and other taxes in her own name in respect of the said property.

THAT THE VENDOR HEREBY ASSURES THE VENDEE AND COVENANTS.

1. THAT, the VENDOR is the lawful owner of the said property and there is no other co-owner or co-sharers or co-partner if the said property, except him.

2. THAT, prior to execution of this SALE DEED, the VENDOR has not sold conveyed or delivers or transferred or mortgaged the

Contd..4..

Atkali
23.01.2019

-: 4 :-

said property of part thereof to any other party and it is free from all encumbrances, charges and liens.

3. THAT, the VENDOR hereby assures the VENDEE to execute any further papers and documents, at the cost of the VENDOR as may be required in future for recording and mutating VENDEE'S name in the records of the superior landlord and or concerned office or authority and for its peaceful possession forever.

4. THAT, the VENDOR hereby assures the VENDEE that schedule land is not fall under the SEC. 46 (1-B) OF THE C.N.T. ACT, 1908. And the schedule property is not belongs to ST, SC or BC (the list of caste which is annexed into CNT Act. 1908). And there is no violation of the SECTION 22 (A) OF INDIAN REGISTRATION ACT 1908.

5. THAT, the VENDOR hereby assures the VENDEE that land hereby sold to the VENDEE is free from land ceiling Act. The land is not belongs to Temple, Mosque, Church, Gurudwara, Sarna, Masna, Hargadi, Graveyard, School or College. And the land is not belongs to Bhuihari, Panhai, Khutkati or Khas Mahal.

6. THAT, in case the VENDEE sustain any losses or damage and/or deprive from the schedule property due to defect title of the VENDOR over the schedule mentioned property, in that event the VENDOR will be liable to compensate the VENDEE for such losses and damages.

SCHEDULE

District-Seraikella-Kharsawan, District sub registry office at Seraikella, Mouza-BARA GAMHARIA, Thana-Adityapur, Thana No.-66, A.N.A.C. Old ward No.-11, Corresponding to New ward No.-7, Khata No.-121, Plot No.-2678/Part, Kisim-Don-II (Present U-Res.), measuring an area-2.52 Decimals i.e. 1100 sq. ft.,

BOUNDED AS:-

- NORTH-VENDOR NIJ PART OF SURVEY PLOT NO.-2678.
- SOUTH-12 FEET RASTA.
- EAST-VENDOR NIJ SURVEY PLOT NO.-2679.
- WEST-12 FEET RASTA.

Govt. Land Value (U-Res.- @ Rs.2,68,490/- Per Decimals)-Area-2.52 Decimals i.e. 1100 sq. ft.-Rs.6,78,005.00.

ANNUAL RENT:-Rs.2.00 payable to the state through circle officer, GAMHARIA.

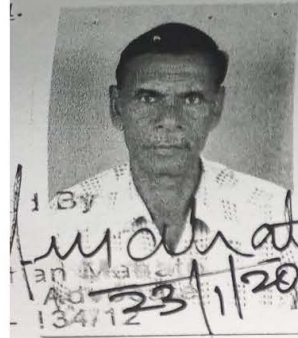
HOLDING NO.:-0070001168000M0.

Read over and explained the contents of this SALE DEED to the executants who admit the same to be true and correct.

Ram Dhan Mahato

Contd..5..

WITNESSES:-



1 By
Ramdhani
Ad
134/12
23/1/2019.

Karan Hai Jal Jee
23.01.2019.

-: 5 :-

Karan Hai Jal Jee
S/o. SURESH H D.A.S, H. NO.-291,
Baza Gambharia,
P.S.- Adityapur,
Distt-Seraikella-Jharkhand,
Jharkhand,
23.01.2019.

Karan
23.01.2019.

PHOTO & SIGNATURE OF IDENTIFIER AS WELL AS WITNESS NO.-1.

2. SHIV PERIAN SINHM
S/O - RAM AWATAR SINHM
GAUSHALA BADA MAIDAN
GAUSHALA ROAD, SAKCHI, JSR
TYPED BY: R. NO-92/4,
JSR - 831001.
23.01.2019.

Ram dhan Mahato
23/1/2019,
DRAFTED BY:
Ram dhan Mahato
ADVOCATE 23/1/2019.

23.01.2019.

PURCHASER



Attested by
Ramdhani
E. No-
Garima Devi
23/1/2019.



23.01.2019.

Certified that the fingers print of the left hand of each person whose photographs are affixed on the document have been taken by/obtained by/before me.

Ram dhan Mahato
ADVOCATE
23/1/2019.


7



निबंधन विभाग, झारखंड
Saraikela

Token No.22 Token Date: 1/23/2019
Party Name: GARIMA DEVI
Father/Husband Name:wife of Mr. Shiv Persan Singh
(VENDEE)
Quarter No.-92/L4, Gaushala Road, Gaushala Bada Maidan, Sakchi, Kalimati, P.O. and
P.S.-Sakchi, Town-Jamshedpur, District-East Singhbhum, in the state of Jharkhand, Pin
Code-831001

Deed Type: Sale Deed

Party Details	
Name :	Garima Devi
Gender :	F
DOB :	15-01-1993
C/o :	W/O: Shiv Persan Singh
District :	East Singhbhum
House/Building No. :	Quarter No-92/L4
Locality :	Po- Sakchi
Pincode :	831001
Post Office :	
State :	Jharkhand
Village/Town/City :	Kalimali
Aadhaar No :	XXXXXXXX5701
Photo :	

Registering Officer

Party Signature

23.01.2019,

Operator's Signature

निबंधन विभाग, झारखंड
Saraikela

Token Date: 23/01/2019

KANHAI LAL DAS

and Name: son of late Suresh Das

01, Chitragupt Nagar, Bara Gamharia, P.O.-Gamharia, P.S.-Adityapur, District-
Kharsawan, in the state of Jharkhand, Pin Code-832108

Sale Deed

Kanhai Lal Das
M
01-07-1958
S/O Suresh Das
Seraikela-Kharsawan
House no.-291

832108

Jharkhand
Chota Gamaria
xxxxxxxx0856

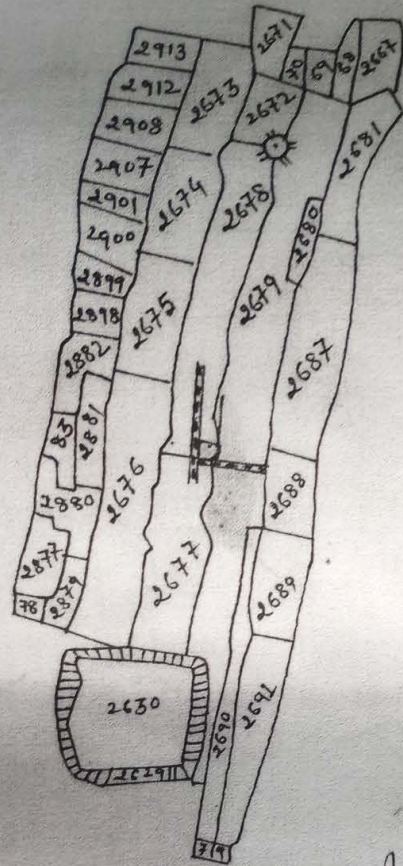


Kanhai Lal Das
Party Signature

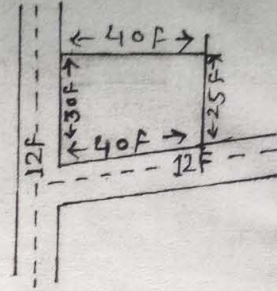
23.01.2019.

[Signature]
Operator's Signature

[Signature]
Registering Officer



THIS PART OF AREA



Area = $40F \times 27.5F = 1100$ वर्ग फीट
 = 2.52 डीसिमल

भूमि तफसील विवरण

नं०	प्लॉट नं०	फिट्स	रकबा	चौहद्दी
	2678(P)	दोन-३	1100 वर्ग फीट = 2.52 डीसिमल	N → निज विक्रेता प्लॉट नं०-2678 का अंश S → 12 फीट रास्ता E → निज विक्रेता प्लॉट नं०-2679 का अंश W → 12 फीट रास्ता

गृह क्रिया जाता है कि यह आर्मीनिक मुला प्रति से स्थाह किया गया है।

Kumar
 15/12/2018
 G. Kumar
 AMIN No. 1974

Wkabi
 23.01.2019.