

189

Date Value 34,50,000/- Stamp 1,40,000/- Adhyaksh

186

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



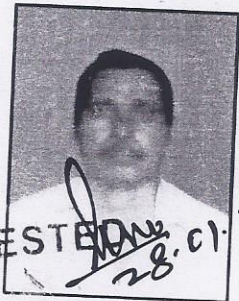
Rs.
25000

TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

यहाँ पर सौदा के लिये किया गया

145154



ATTESTED 28.01.2014

Ajit choudhury
28.01.2014

Pareek chandra choudhury.
28.01.2014



Ajit choudhury
28.01.2014

मुद्रांकन के लिये किया गया

SALE DEED

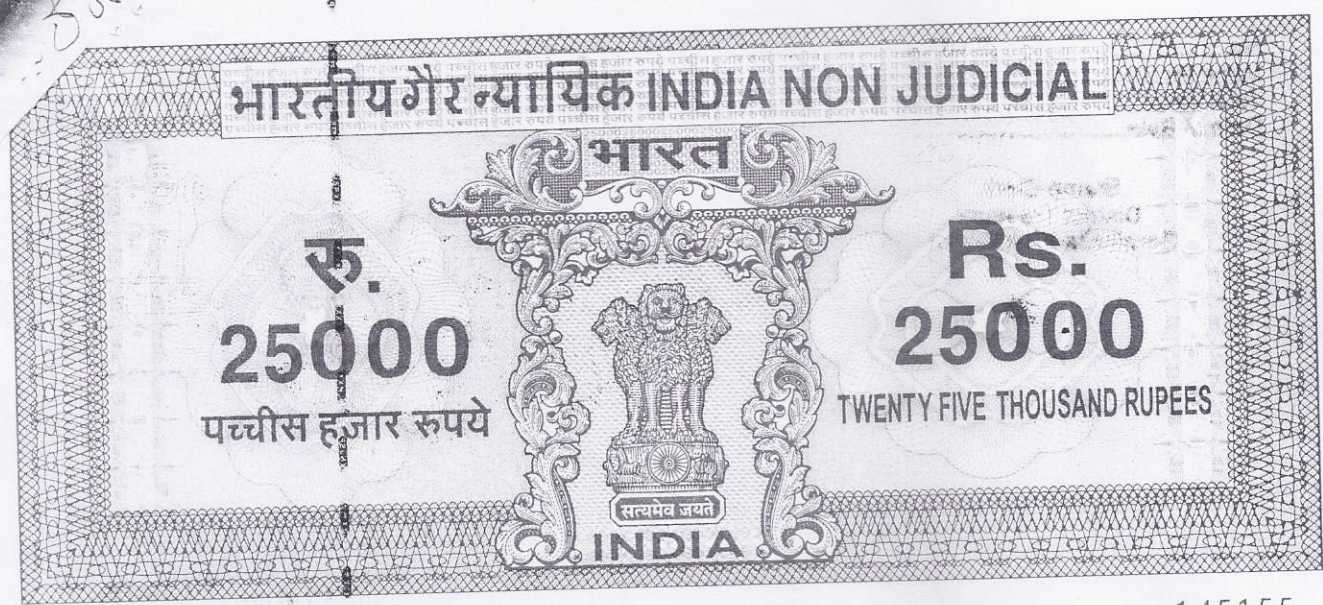
Govt. Valued at Rs. 34,50,000 /-
(Rupees Thirty four lakhs fifty thousand) only

This Sale Deed Made on this the 28th day of January 2014, at Seraikella, B Y:-

1. SHRI AJIT CHOUDHURY, Son of Late Dharendra Nath Choudhury @ Dhiren Choudhury, by faith- Hindu, by Caste Kumhar, by Nationality- Indian, by Occupation- Business, Resident of Uliyan Bustee, Durga Road, Near Hari Mandir, Kadma, P.S. Kadma, Town Jamshedpur, District Singhbhum East, Jharkhand, (Pan No. -BANPC6776K.)

Handwritten notes and signatures:

- S. K. Singh 28-01-14
- 1025000/-
- 2-50
- 103513.44
- 28.1.14



झारखण्ड JHARKHAND

145155



ATTESTED

5836
5836

Ajit choudhary
28.01.2014
Parash chandra choudhary
28.01.2014



Parash chandra choudhary
28.01.2014

---2---

2. **SHRI PARESH CHANDRA CHOUDHURY**, Sons of Late Dharendra Nath Choudhury, by faith Hindu, by Caste Kumhar, by Nationality Indian, Resident of Uliyan Bustee, Durga Road, Near Hari Mandir, Kadma, P.S. Kadma, Town Jamshedpur, District Singhbhum East, Jharkhand, (Which expression unless repugnant to the contexts, shall mean and include their legal heirs, successors, assigns, representatives, attorneys, agents etc.) here-in-after called the FIRST PARTIES MEMBERS of the ONE PART; (Pan No. AIOBPC 5281A)



झारखण्ड JHARKHAND

145156

Ajit choudhury
28.01.2014

Parash chandra choudhury
28.01.2014

---3---

IN FAVOUR OF

Ravindra Kumar Sinha, Son of Late Shiv Nandan Prasad, Director of Heaven India Real Tech Ltd., by faith- Hindu, by Caste- Kayastha, by Nationality- Indian, by Occupation- Business, resident of Heaven Tower, Jai Prakash Udhyan, Adityapur, P.S. Adityapur, District Seraikella Kharshwan, Jharkhand, here-in-after called the PURCHASER (which expression shall unless repugnant to the contact include his legal heirs, successors, administrators, representatives and assigns) of the OTHER PART. (PAN- AACCH1648G)



झारखण्ड JHARKHAND

145157

Ajit choudhary
28.01.2014

Parash chandra choudhary
28.01.2014

---4---

NATURE OF DEED :- SALE DEED.

CONSIDERATION AMOUNT :- Rs. 34,50,000/-
(Rupees Thirty four lakhs fifty thousand only)

AS PER GOVT. VALUE :- Rs. 34,50,000/-
(Rupees Thirty four lakhs fifty thousand only)

WHEREAS Sellers are the absolute and lawful owners of the land situated in Mouza Jamalpur, P.S. Seraikella, Thana No. 63, within Ward No. 03, Adityapur Notified Area Committee, Adityapur, recorded under Khata No. 25, Portion of Plot No. 336, measuring an area 24 decimals (Twenty four decimals) within District Seraikella Kharshwan more particularly mentioned in the Schedule below;



झारखण्ड JHARKHAND

Ajit Choudhary
28.01.2014

Parash Chandra Choudhary
28.01.2014

145158

---5---

ANDWHEREAS the said land mentioned in the schedule below along with other land recorded in the Khatian finally published in the year 1961 in the name of the father of the present sellers namely Dhiren Choudhury, S/o. Late Kishori Choudhury along with other two co-tenants namely Amritlal Choudhary and Harakrishna Choudhary jointly in the said khatian;

ANDWHEREAS after death of said recorded tenant Dhiren Choudhury the present sellers being his sons legal heirs, successors inherited the schedule below land along with other land as their own shares as the share left by the said recorded tenant Dhiren Choudhury after amicable partition of the schedule below land along with other land with the other co-sharers in respect of the landed properties belonged to the sellers and other co-sharers including the land mentioned in the schedule below;



Ajit Choudhary
28.01.2014

Parash Chandra Choudhary
28.01.2014

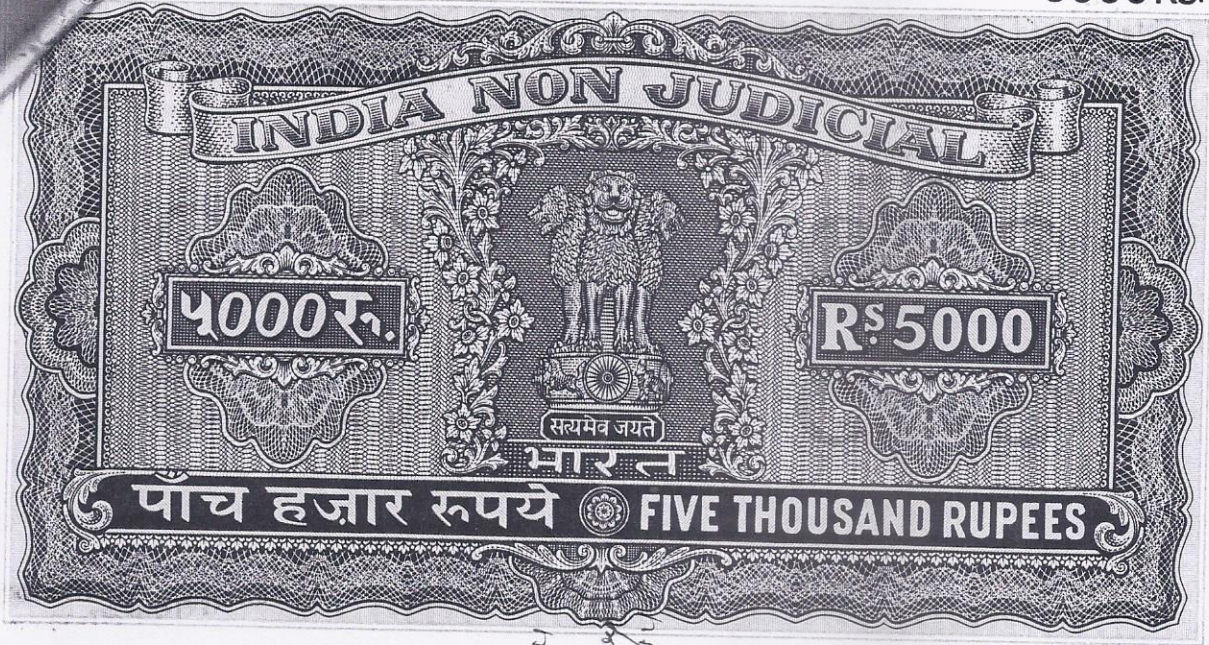
05AA 160937

---6---

ANDWHEREAS the sellers have been in peaceful possession over the schedule below land as their own shares without any interruption from any body with power to dispose of the same in any manner they like;

ANDWHEREAS now being in urgent need of money the sellers have jointly agreed with the purchaser for absolute Sale of the land measuring 24 decimals (Twenty four decimals) under Khata No. 25, Portion of Plot No. 336 more particularly mentioned in the schedule below for a total consideration amount of Rs. 34,50,000/- (Rupees Thirty four lakhs fifty thousand only) and the purchaser has agreed to purchase the same at that price;

5000Rs.



A. T. Choudhury
28.01.2014
Parish Chandra Choudhury
28.01.2014
---7---

NOW THIS SALE DEED WITNESSETH AS FOLLOW :-

1. That in consideration of the said sum of Rs. 34,50,000/- (Rupees Thirty four lakhs fifty thousand only) paid by the Purchaser to the sellers, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the schedule below land by the sellers, the sellers by these presents do hereby absolutely and forever sell, convey and transfer the all that land mentioned in the schedule below in favour of the purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the purchaser his heirs, successors without any interruption from the side of the sellers or any person /s claiming under them.
2. That the seller have delivered possession of the schedule below land to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner he likes and the purchaser shall be at liberty to get his name mutated in the records of the landlord, the State of Jharkhand through C.O. Gamharia and shall pay rent for the same in his own name.
3. That from this day all the right, title, claim and interest of the sellers in the schedule below land will cease to exist and will vest in the purchaser and the purchaser will become the sole and absolute owner thereof from this day.

Ajit choudhary
28.01.2014

Parash chandra choudhary
28.01.2014

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4. That the land hereby conveyed by this deed of sale is free from all encumbrances, charges and lines.
5. That the sellers hereby declare that they have good and perfect title over the schedule below land which they have not sold, charged or transferred the same in any way to any one else prior to this Deed.
6. That if for any defect of title or possession of the sellers in the schedule below land, the purchaser suffers any loss, then the sellers will be liable to compensate the same.
7. That from this day the sellers have or shall have no claim, demand whatsoever in the schedule below land at any time in future.

B. T. Choudhury
28.01.2014

Parvath Chandra Choudhury
28.01.2014

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SCHEDULE

(Description of the land hereby sold)

In the District. Seraikella Kharshwan, District Sub-Registry office at Seraikella in Mouza- Jamalpur, Thana Seraikella, Thana No. 63, Ward No. 03 Adityapur Notified Area Committee, Adityapur, recorded under Khata No. 25, Portion of Plot No. 336, measuring area 24 decimal (Twenty four decimals) of Raiyati Homestead Land,

Which is Bounded by :-


NORTH : Road;
SOUTH : Road 60' ft;
EAST : Nij;
WEST : R. K. Sinha;

Annual rent Rs.6/- (Rupees Six) only per Khata payable to the landlord the State of Jharkhand through C.O. Gamharia

IN WITNESS WHEREOF the seller is executing this Sale Deed at Seraikella on this date mentioned above.

Read over and explained the contents of this Sale Deed to the Executants who admit the same to be true & correct.

That the said landed property is not preview of C.N.T. Act. And the Recorded owner is not belonging to C.N.T. Act.


28.01.2014
Advocate

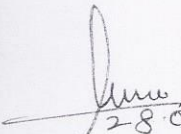
Ajit choudhury
28.01.2014

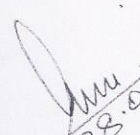
Parash chandru choudhury
28.01.2014

---10---

WITNESSES :-

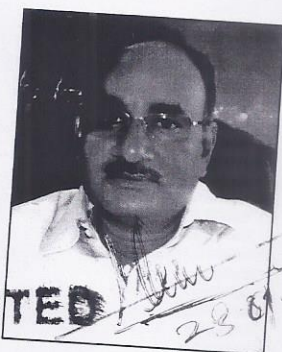
1. Ashok kr. Mahato
Son of Ajit Mahato
Dindly basti
Adityapur
Nath
28.01.2014
2. Kedar Nath Mahato
S/O Kante Budheshwar Mahato
Dindly Basti Adityapur
Dist. Sezaet Kella, Kharshwar.
Kedar Nath Mahato
28.01.2014


28.01.2014
Drafted by

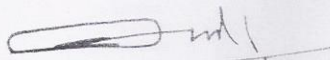

28.01.2014
Advocate

Ajit choudhury
28.01.2014

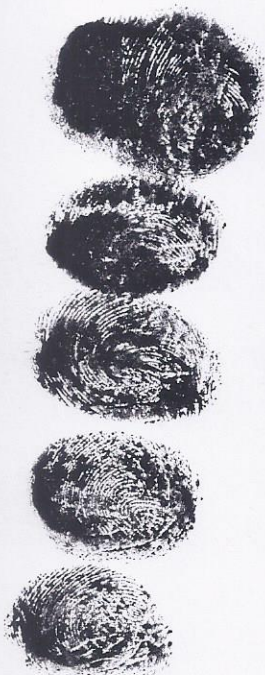
---11---



ATTESTED


28/1/14

Signature of the purchaser
Ravindra Kumar Sinha



Witness
No-01

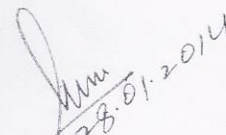
Certified that the executants and the purchasers whose attested photographs have been affixed on the deed have signed and put their respective finger impression on the deed in my presence, and this sale deed contained in 10 (Ten) pages.

ATTESTED



Amit Kumar Sinha 28.01.2014

Advocate


28.01.2014

Schedule-1, Form No 65
S&S Manual 1927 F.N - 72 (Main)

फोलियो की आपूर्ति नहीं

प्रतिलिपि के लिए आवेदन की तारीख	रकबा और फोलियो की आंकित संख्या सूचित करने की निश्चित तारीख	आपेक्षित स्टाम्प और फोलियो देने की तारीख	तारीख जबकि देने के लिए प्रतिलिपि तैयार थी	अधिकार की प्रतिलिपि देने की तारीख
14-5-12	14-5-12	29-5-12	29-5-12	29-5-12

मौजा जमालपुर	महल	परगना	तौजी नं०	मालिक का नाम व नम्बर खेपट
थाना सरायकेला	पट्टी		धाना नं० ६३	दरमियानी हकदार का नाम व नम्बर खेपट

खतियान का सिलसिलवार नम्बर	असमी का नाम व लियत संयुक्त और जात	खेत		किरम जमीन	रकबा			केफियत	लगान देला नगदी खेतों के निरखत शर्त कब्जा लिखो		१. नवैयत गैर दाखिलकार रेयत के कब्जे मुद्दत। २. तरीका ठहराने लगाने वा शरावत लगान अगर होले- होले पडता हो। ३. खास शर्त अगर कोई हो।
		खेसरा नम्बर	चाहदी		ए०	डी०	हेक्टर और		हकियत के तहकिकात मौजाविक	ठहराया हुआ मुनासिब लगान अगर कोई हो	

२५

धिरन चौधरी पिता
केशोरी चौधरी एक अंश
अमृतलाल चौधरी
नया हरे कृष्णा चौधरी
पिता संतुषट चौधरी एक
अंश अंश समान जाते
सुहाए निवासी उलीपान

३३६
३. निज
४. सीमाना राजगंज

५. जोड़ा दो

६. ०. ५५ ०. २२३

७. (१) ०-६८
अठान वै नचे
पैसे आसापे
सेस

९. (१) आचपी

लिखा गया
सुकोप कुमार
२९.५.१२

पदाजा
जमाना
२९.५.१२
दुलना पिता
सुहाए सुहाए
२९.५.१२

१-५०
प्रमाणिकरण शुल्क
सुनील कुमार
इंचाए तुलना लिपिक
२९-५-१२

नोट
सी०एन०टी० एक्ट वाच २१(२)(ग) के मुकदमा
नं० १३३ सत्र १९६१-६२ के आदेशानुसार
१९६२-६३ में
अठान वै पैसे अलावे सेस लगान निर्धारित
हुआ। निर्धारित लगान सत्र १९६२-६३
में जमा होगा।

Record of rights finally framed and
published under section 83 (2)
of the Chotanagpur Tenancy Act
13 DEC 1961
The certificate of final publication was
signed on 13 DEC 1961

ह०/अस्पष्ट
सच्ची अभिप्रायित प्रतिलिपि
आफिसवापस
उपयुक्त वर अफिसल
प० सिंहभूम, खईवासा
विनियम (१) सन् १८७२ के

Sd/illigible
Settlements
SINGHER

Ward No. 02

186
28/01/14

Sch. XIV-F.No. 180V

जिला का नाम Amroha
अनुमण्डल का नाम Amroha
अंचल का नाम Amroha
नाम सर्कल । नाम मौजा मय Amroha
थाना वो थाना नम्बर 63

V रसीद मालगुजारी
फरद मालकी/फरद रैयती
नाम रैयत मय वल्लियत जमाबन्दी
वो सकुनत नम्बर। JB 41 5553859

खाता संख्या	खेसरा संख्या
<u>25</u>	<u>धिरन चौकरी मण्डल लाल चौकरी</u>

अराजी नकदी अच्छी भावली चौकरी तफसील हिसाब लगान भावली

<u>0.55</u> (1/2)	<u>7</u>	<u>W.P</u>
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

13-14 मांग बाबत	सालाना	बकाया				13-14 हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	<u>1.77</u>				<u>1.77</u>	
गुजारी } (भावली)	<u>0.50</u>				<u>0.50</u>	
सेस	<u>1.00</u>				<u>1.00</u>	
*सूद	<u>1.00</u>				<u>1.00</u>	
मुतफरकात	<u>0.40</u>				<u>0.40</u>	
मीजान	<u>4.67</u>				<u>4.67</u>	

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल } (नकदी)						
गुजारी } (भावली)						
सेस						
*सूद						
मुतफरकात						
मीजान अदायकारी					<u>4.67</u>	<u>4.67</u>

- (1) मीजान कुल (लफजों में) 4.67
(2) नाम देहिन्दा - 21
(3) कुल बकाया - 7

दस्तखत वो तारीख अमला तेहसील कुनिन्दा
5/8/13

NCCF-2010

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकग्यों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

Ward No. 02

Sch. XIV-r. No. 180V

जिला का नाम Amroha
 अनुमण्डल का नाम Amroha
 अंचल का नाम Amroha
 नाम सर्कल । नाम मौजा मय Amroha
 थाना वो थाना नम्बर 63

V रसीद मालगुजारी
 फरद मालकी / फरद रैयती
 नाम रैयत मय वल्लिदयत जमाबन्दी
 वो सकुनत नम्बर JB 41 5553859

खाता संख्या	खेसरा संख्या
25	धिरन चौधरी कृषि लान चौधरी

अराजी नकदी अरुण भावली चौधरी तफसील हिसाब लगान भावली

0.55 (1/2)	W.P.
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

13-14 मांग बाबत	सालाना	बकाया				13-14 हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	1.77					1.77
गुजारी } (भावली)	0.50					0.50
सेस	1.00					1.00
*सूद	1.00					1.00
मुतफरकात	0.40					0.40
मीजान	4.67					4.67

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतलबा हाल	फाजिल
	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल } (नकदी)						
गुजारी } (भावली)						
सेस						
*सूद						
मुतफरकात						
मीजान अदायकारी					4.67	4.67

- (1) मीजान कुल (लफजों में) 4.67
 (2) नाम देहिन्दा - 21
 (3) कुल बकाया - 7

दस्तखत वो तारीख अमला तहसील कुनिन्दा
5/8/13

NCCF-2010

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



निबंधन विभाग, झारखंड
सरायकेला
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 28/01/2014 14:51:42

Type	Sale Deed	Presenter	Ajit Choudhury	Date of Entry	28/01/2014
Name & Address	Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr	DOE		Total Pages	48
Doc. Value	3450000	Stamp Value	140000	Book	1
Doc. Value	3450000	Serial No.	0	CNO/PNO	
Doc. Type		Old Serial No.	/	e-Stamp Cert. No.	
Remarks / Other Details		App. ID			

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	63	2	ADITYAPUR NAGAR PARSHAD	25	336			U_RES	24 Decimal	3402000

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Ajit Choudhary	Late Dhirendra Nath Choudhury@Dhiren Choudhury	Bus.	General	Banpc6776k		Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr
2	VENDOR	Paresh Chandra Choudhury	Late Dhirendra Nath Choudhury	Bus.	General	Awbpc5281a		Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr
3	VENDEE	Ravindra Kumar Sinha	Late Shiv Nandan Prasad	Bus.	General	Aacch1648g		Heaven Tower Jai Prakash Udhyan Adityapur P.S-Adityapur
4	Identifier	Ashok Kuamr Mahato	Ajit Mahato	Bus.	General			Dindli Basti Adityapur

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	103,500.00
4	SP	720.00
Total		104,223.44

Ajit choudhary
28.01.2014

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

चीकार किया पिता ने की।

जिसकी पेशा ने की।

हयान पिता ने की।

नेवासी पेशा ने की।

S. K. Jha
28.01.14
निबंधन पदाधिकारी का हस्ताक्षर










निबंधन विभाग, झारखंड
सरायकेला


Token No.20 Token Date: 28/01/2014 14:51:42

Serial Deed No./Year :189/186/2014

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ajit Choudhary Father/Husband Name:Late Dhirendra Nath Choudhury@Dhiren Choudhury (VENDOR) Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr		
2	Paresh Chandra Choudhury Father/Husband Name:Late Dhirendra Nath Choudhury (VENDOR) Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr		
3	Ravindra Kumar Sinha Father/Husband Name:Late Shiv Nandan Prasad (VENDEE) Heaven Tower Jai Prakash Udhyan Adityapur P.S-Adityapur		
4	Ashok Kuamr Mahato Father/Husband Name:Ajit Mahato (Identifier) Dindli Basti Adityapur		

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Volume 9
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Deed No 189/186
Year 2014
Date 28/01/2014 15:43:08


Registering Officer

Signature of Operator 