

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 25000

पच्चीस हजार रुपये

25000

Rs 25000

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

झारखण्ड JHARKHAND

फिरासत सार (पत्र) पत्रिका

28/1/14

Ajit Choudhury  
28.01.2014

Parvath Chandra Choudhury  
28.01.2014

144818



ATTESTED

Ajit Choudhury  
28.01.2014

मुद्रांकन किया  
28/1/14



SALE DEED

Govt. Valued at Rs. 43,95,000 /-  
(Rupees Forty three lakhs ninety five thousand) only

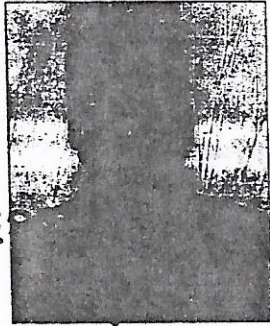
This Sale Deed Made on this the 28th day of January 2014, at Seraikella BY:-

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 Busted, Durga Road, Near Hari Mandir, Kadma, P.S. Kadma Town Jamshedpur District Singhbhum East (Pan No BARPOA775K,

Handwritten notes and signatures on the left margin, including '21', 'S-X 2014', and '28.01.14'.



झारखण्ड JHARKHAND



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2014

Ajit choudhury  
28.01.2014

Pareesh chandra choudhury  
28.01.2014

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2. SHRI PARESH CHANDRA CHOUDHURY, Sons of Late Dharendra Nath Choudhury @ Dhiren 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, (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. AUGBPC5281A)



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*Ajit choudhury*  
28.01.2014

*Parash chandra choudhury*  
28.01.2014

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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)



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*Ajit Choudhury*  
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*Parvath Chandra Choudhury*  
28.01.2014

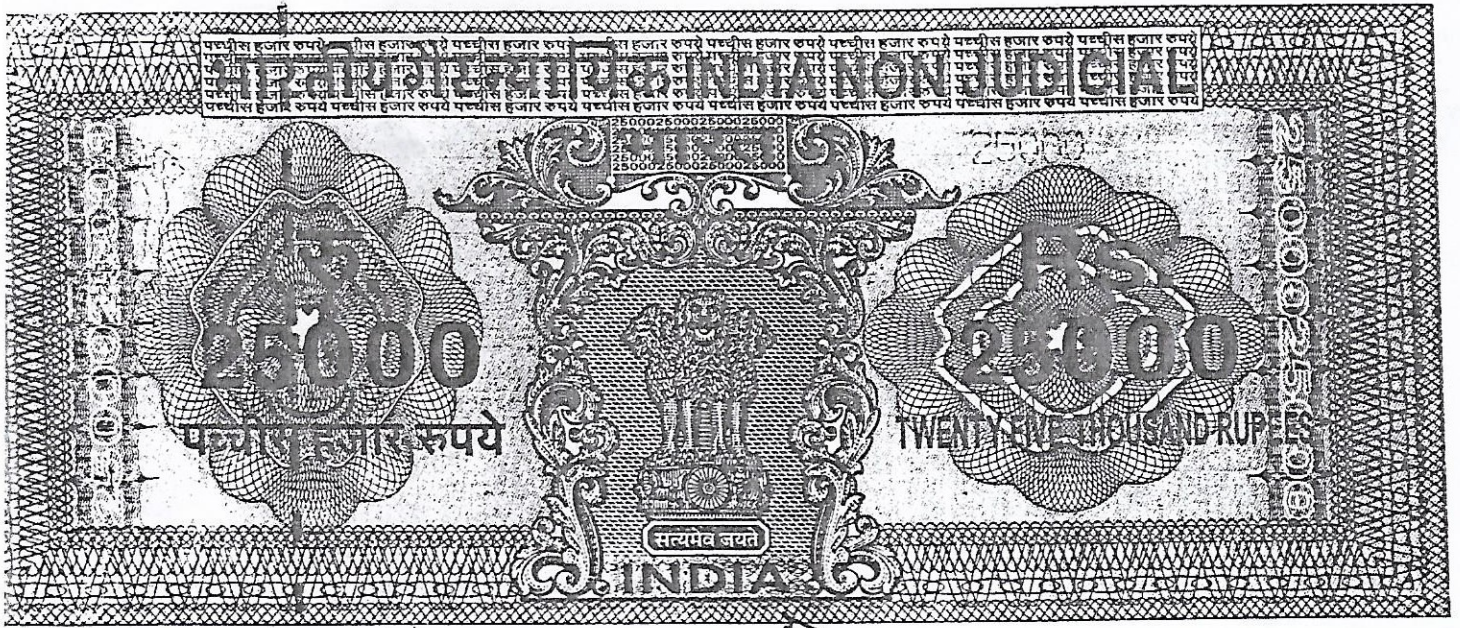
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NATURE OF DEED :- SALE DEED.

CONSIDERATION AMOUNT :- Rs. 43,95,000/-  
(Rupees Forty three lakhs ninety five thousand only)

AS PER GOVT. VALUE :- Rs. 43,95,000/-  
(Rupees Forty three lakhs ninety five 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 31 decimals (Thirty one decimals) within District Seraikella Kharshwan more particularly mentioned in the Schedule below;



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*Ajit Choudhury*  
28.01.2014

*Parvath Choudhury*  
28.01.2014

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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 Harekrishna 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;



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Ajit Choudhary  
28.01.2014

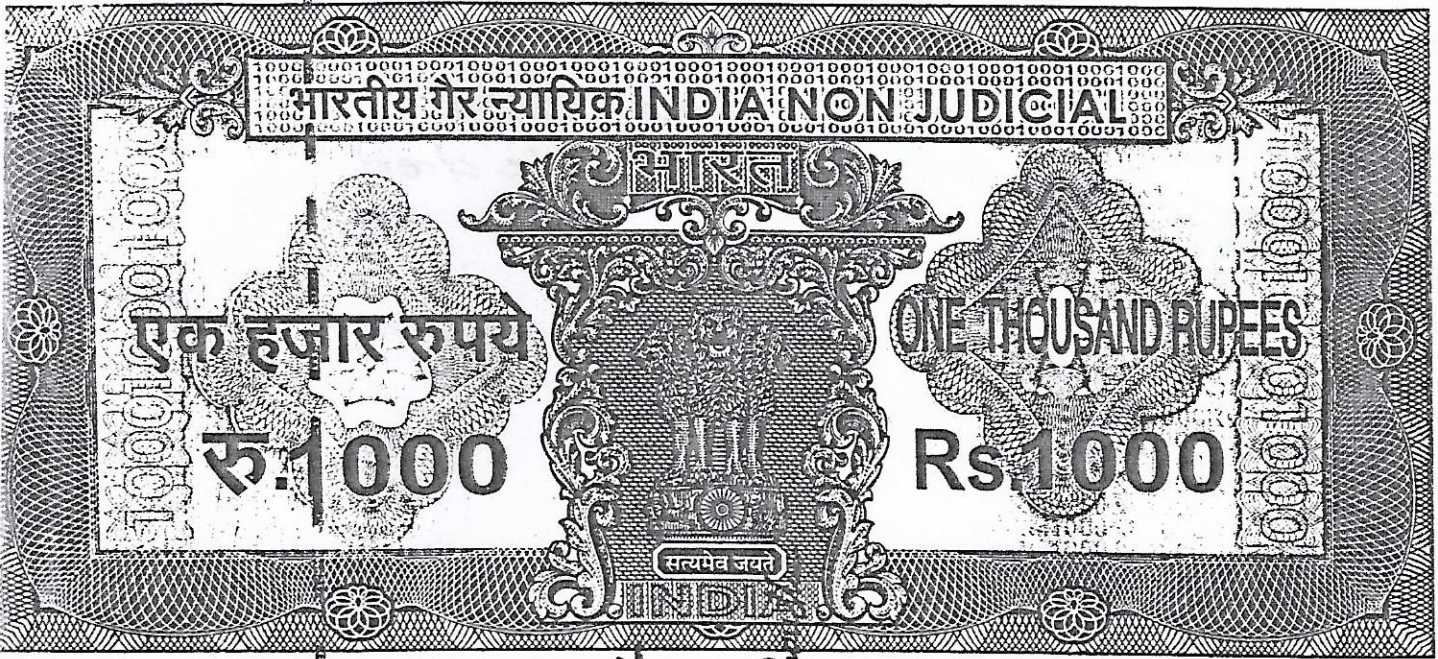
Pareesh Chandra Choudhary  
28.01.2014

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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 31 decimals (Thirty one decimals) under Khata No. 25, Portion of Plot No. 336 more particularly mentioned in the schedule below for a total consideration amount of Rs. 43,95,000/- (Rupees Forty three lakhs ninety five thousand only) and the purchaser has agreed to purchase the same at that price;





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*Ajit chandhu*  
28.01.2014

*Parash chandra ch*  
28.01.2014

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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
4. That the land hereby conveyed by this deed of sale is free from all encumbrances, charges and lines.





झारखण्ड JHARKHAND

A 099109

*A. T. Choudhury*  
28.01.2014

*Pranesh chandra choudhury*  
28.01.2014

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.



झारखण्ड JHARKHAND

A 099110

*A. T. Choudhary*  
28.01.2014

*Pooresh Chandra Choudhary*  
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 31 decimal (Thirty one decimals) of Raiyat Homestead Land.

Which is Bounded by -

NORTH : Road,  
SOUTH : Road 60' ft  
EAST : Krishna;  
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.

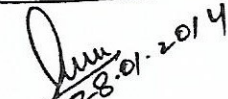
Ajit Chaudhary  
28.01.2014

Parvati Chandra Choudhary  
28.01.2014

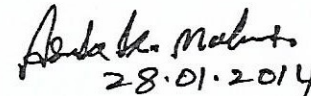
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Read over and explained the contents of this sale deed to the Executants who admit the same to be true & correct.

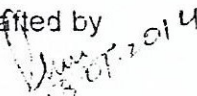
That the said landed property is not preview of C.N.T. Act. And the Recorded owner is not belonging to C.N.T. Act.

  
28.01.2014  
Advocate

WITNESSES :-

1. Ashok kr. Mahato   
S/o Ajit Mahato  
Dindly basti Adityapur  
Nath
2. Kedar Nath Mahato  
S/o Late Budheshwar Mahato  
Dindli Basti Adityapur  
Dist. Sezarikela, Kharshwar.

Kedar Nath Mahato  
28.01.2014

Drafted by  
  
28.01.2014  
Advocate



ATTES

Ashok kr. Mahato  
28.01.2014

Ajit choudhury  
28.01.2014

Parvath chandra choudhury  
28.01.2014

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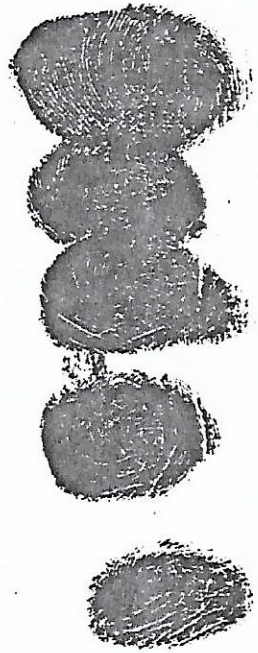
ATTESTED  
[Stamp] 28.01.2014

[Signature] ml  
28/1/14

Signature of the purchaser  
Ravindra Kumar Sinha

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 said deed contained in \_\_\_\_\_ pages.

[Signature] 28.01.2014  
Advocate



रसीद मालगुजारी  
नाम सर्कल | नाम मौजा मय  
थाना वो थाना नम्बर

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 4  
वो सकुनत नम्बर। Receipt No. : 0902348369

गम्हरिया   जमालपुर   02/0063   रविन्द्र कुमार सिन्हा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
25	336	0 एकड़ 31 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2018-2019)	
माल (नकदी)	70.00				70.00	70.00
गुजारी (भावली)	17.50				17.50	17.50
सेस	35.00				35.00	35.00
सूद	35.00				35.00	35.00
मुतफरकात	14.00				14.00	14.00
मीजान	171.50				171.50	171.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2018-2019)		
माल (नकदी)				70.00	70.00	
गुजारी (भावली)				17.50	17.50	
सेस				35.00	35.00	
सूद				35.00	35.00	
मुतफरकात				14.00	14.00	
मीजान अदायकारी				171.50	171.50	

(१) मीजान कुल (तफजों में) : Three Hundred Fourty Three Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 343.00

तारीख अमला तहसील कुनिन्दा : 05-02-202

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।