

1572 Sale Value 8,64,000/- Stamp 31,600/- Adityapur 1549

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

140244



मुल्यांकन करी जांच किये

Sale Deed

दस्तावेज जांच करी पाया।

Valued at Rs. 8,64,000 /- Only.
(Rs. Eight Lacs Sixty Four thousand Only.)

This Deed of Sale made on this the 29th day of May 2014 at Seraikella .

Between :-

(1) SHRI. DOMAN GOUR & (2) SHRI. KUDO GOUR both sons of Late. Aditya Gour , both by Faith - Hindu , by Caste - Gour (Gawala) , by Nationality - Indian , by Occupation - Business , resident of Village - Asangi , P.S.- R.I.T.(Adityapur), Distt. - Seraikela-Kharsawan , Jharkhand , presently residing at Gour Basti , Mango , P.S. - Mango , Town Jamshedpur , Distt. - East Singhbhum , through their duly constituted attorney to **SHRI. SANJAY KUMAR MOHANTY** S/O Shri. Bhola Nath Mohanty , by Faith - Hindu , by Caste - Kayastha , by Nationality - Indian , by Occupation - Business , resident of Sanjay Nagar , Manjhitola , Adityapur , P.S. Adityapur , Distt. - Seraikela-Kharsawan , State - Jharkhand , vide registered G.P.A bearing No. IV - 164 , dated 04-02-2011 , registered at D.S.R.O. Jamshedpur (Which expression shall unless excluded by or repugnant to context be deemed to mean and include their successors or successors - in - interest , nominees and/or assigns) here-in-after called the " **SELLERS / VENDORS** " of the **ONE PART.**
PAN - APWPM0387H .

नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुच्छेद-1 या 1 (क) के
अधीन प्रमाणित या
स्टाम्प शुल्क से मुक्त या स्टाम्प
शुल्क अपेक्षित नहीं।

S. 29.05.14

Feedback

Adityapur 25/5/14
Seraikela 25/5/14

25/5/14

Signature

No. 1970
Date of Sale 29/5/14
Ajay Kumar Jadhav

Sub. Clerk
District
Serikonda



29/5/14
29/5/14

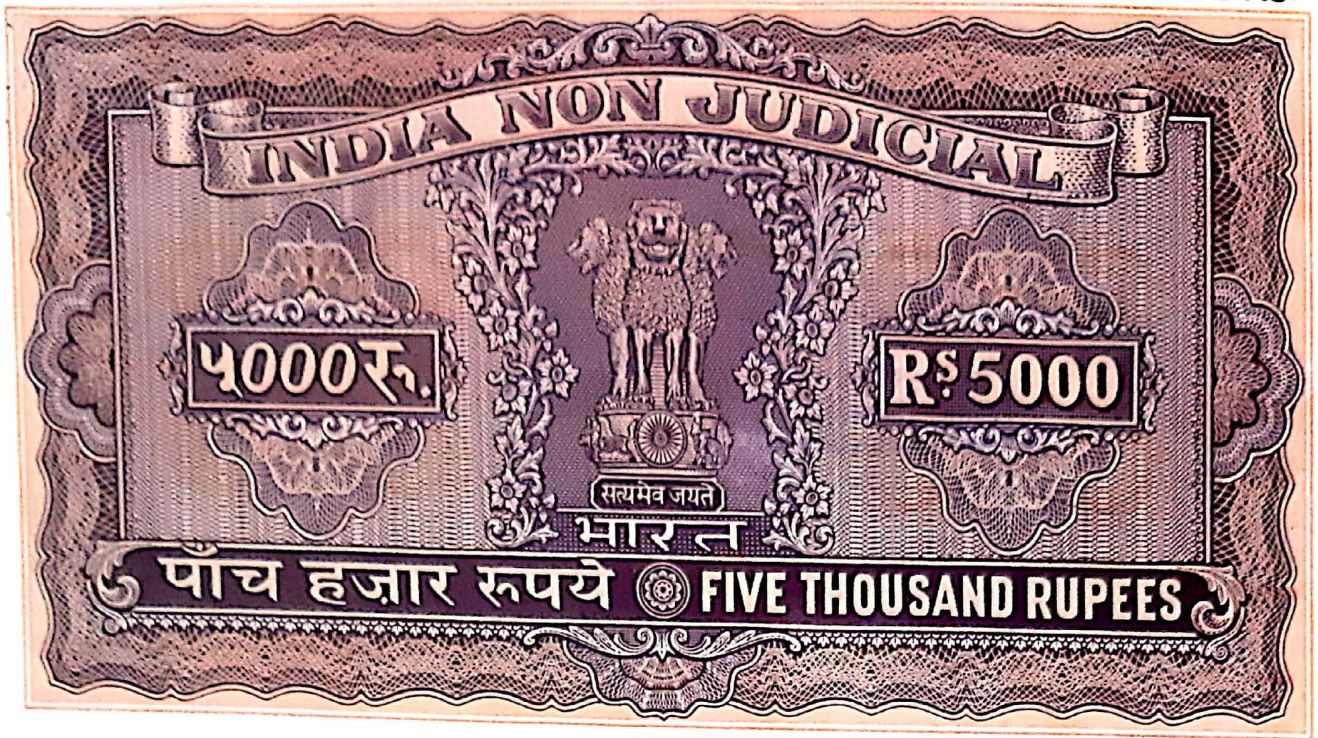


पंचायत पदाधिकारी
सरिकोंडा - खैरसोबा

28 MAY 2014

ता. 29/5/14
श्री. राजेश कुमार नेवले
पिता श्री. गोला राम नेवले
स्थान. गडचिरोली जिल्हा
पेशा. शिक्षक
दस्तावेज पत्र लिखा
उपस्थायक का हस्ताक्षर
29.05.14
पंचायत पदाधिकारी का हस्ताक्षर





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In favour of

SHRI. AJAY KUMAR S/O Shri. Bachchu Paswan , by Faith - Hindu , by Caste - Dhushad , by Nationality - Indian , by Occupation - Service , resident of Qtr. No. 597/1 , Bagbera Railway Colony , Bagbera , Tatanagar, Distt.- East Singhbhum , State - Jharkhand , here-in-after called the " **VENDEE / PURCHASER** " (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs , successors , legal representatives and permitted assigns) of the **OTHER PART** .

PAN - AFRPK0648A .

Whereas , the land morefully described in the schedule below situated at Mouza - Asangi , A.N.A.C. Ward No. 14 (Old) 22(New) , Thana No - 131 , P.S. - Adityapur , under Old Khata No. 48 , under Old Plot No. 468 , corresponding to New Khata No. 46 , New Plot Nos. 2477 & 2478 with some other Plots have been recorded in the names of **SELLERS / VENDORS** during the current Municipal Survey Settlement operation of 1983 .

29/5/20
S. K. M. S.



झारखण्ड JHARKHAND

A 097863

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And Whereas , the present SELLERS/VENDORS namely Doman Gour & Kudo Gour both sons of Late. Aditya Gour are the absolute , lawful and bonafide owners of the property morefully and particularly described in the schedule below as recorded tenant and since then they have been in jointly exclusive peaceful physical possession over the same without any let or hindrance from any corner whatsoever .

And Whereas , the above named SELLERS/VENDORS namely Doman Gour & Kudo Gour both sons of Late. Aditya Gour have jointly appointed their legal , lawful attorney to SHRI. SANJAY KUMAR MOHANTY S/O Shri. Bhol Nath Mohanty , vide registered G.P.A. bearing No. IV-164 , dated 04-02-2011 , owner of the registered firm namely " M/S PREEYADARSHANI HOMES " to do all the acts , things etc. on their behalf .

And Whereas , the said SELLERS/VENDORS being in urgent need of money and for some other legal necessities offered to sell the land described in the schedule hereunder written and the PURCHASER/VENDEE agreed to purchase the aforesaid land morefully and particularly described in the schedule below , free from all encumbrances for a fixed consideration of **Rs. 8,64,000 /-** (**Rupees Eight Lacs Sixty Four Thousand**) only .



झारखण्ड JHARKHAND

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NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :

- A. That , in pursuance of receipt of the consideration amount aforesaid , the VENDORS have sold and transferred the piece and parcel of land described in the schedule below to the VENDEE absolutely and forever .
- B. That , the VENDORS hereby admit and acknowledge the receipt of the entire consideration amount of **Rs. 8,64,000 /-** (**Rupees Eight Lacs Sixty Four Thousand**) only from the VENDEE with regard to the said piece and parcel of land as morefully described in the schedule below as mode/memo of payment .
- C. That , the VENDORS have sold and transferred all the right , title and interest whatsoever they have in the said property being used and enjoyed by the VENDEE as morefully described in the schedule below .



झारखण्ड JHARKHAND

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Handwritten signature

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- D. That , the VENDORS have duly put the VENDEE in peaceful physical possession over the land conveyed hereunder as described in the schedule below .
- E. That , henceforth the VENDEE has acquired a perfect indefeasible right , title and interest over the land/property as the sole , exclusive and rightful owner of the same .
- F. That , henceforth the VENDEE shall use and enjoy the landed property morefully described in the schedule below in any own manner and choice like a bonafide owner of the same without any interruption or disturbance from any corner .



झारखण्ड JHARKHAND

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- G. That , henceforth neither the VENDORS nor any body through or on behalf of the VENDORS shall be entitle to put any kind of claim over the landed property in question and if any body does so , the same shall be untenable and illegal under any provisions of law .
- H. That , henceforth the VENDEE shall now has all the right to sell , mortgage or lease out the landed property to any person / persons or any financial institutions over the landed property conveyed hereunder as described in the schedule below for his own use .
- I. That , the VENDEE is entitled to get his name mutated in office of the land lord and shall obtain rent receipt thereof.
- J. That , the land morefully described in the schedule below is free from Sarba Sadharan , Puja Sthal , Sairat , Kabrasthan , Anabad Jharkhand Sarkar etc. and also not comes under the provision of C.N.T. Act 46 proviso ' b .



झारखण्ड JHARKHAND

B 014701

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SCHEDULE

Mouza - Asangi , A.N.A.C. Ward No. 14 (Old) 22(New) , Thana No. 131 , P.S. - Adityapur , Distt. Sub-Registry Office at Seraikella , Distt.- Seraikella-Kharswan .

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
48 (Old)/ 46 (New)	468 (Old)/ 2477(Part)	Homestead Land.	37.5 x 32 = 1200 Sq.ft. i.e 2.75 Dec.
48 (Old)/ 46 (New)	468 (Old)/ 2478(Part)	Homestead Land.	12.5 x 32 = 400 Sq.ft. i.e 0.92 Dec. 50 x 32 = 1600 Sq.ft. i.e 3.67 Dec.

(Sub Plot No. ' 80A ' at Society namely " Shree Krishna City " at Asangi , Adityapur) .

Bounded by :-

North :- Sub Plot No.80B .
South :- Sub Plot No.79B .
East :- Proposed Road .
West :- Sub Plot No. 97 .

Annual Rent of Rs. 1.00 payable to the State of Jharkhand through C.O. Gamharia . A Trace map is attached herewith.



झारखण्ड JHARKHAND

C 056279

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MEMO OF CONSIDERATION

<u>CHEQUE NO.</u>	<u>DATED</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
970705	27-03-14.	S.B.I, Parsudih, Jsr.	Rs. 51,000 /-
970706	21-04-14.	S.B.I, Parsudih, Jsr.	Rs. 1,21,800 /-
970712	29-05-14.	S.B.I, Parsudih, Jsr.	Rs. 2,00,000 /-
970713	29-05-14.	S.B.I, Parsudih, Jsr.	Rs. 2,00,000 /-
970714	29-05-14.	S.B.I, Parsudih, Jsr.	<u>Rs. 2,91,200 /-</u>
			<u>Rs. 8,64,000 /-</u>

Identifier/
Wittness.1.

Santosh Chohan
s/o Sri. Suraj Chohan
l/o - New Pharakorekha Colony, Rajjapur dt. 29-05-14.

Wittness. 2.

Saran Singh s/o Late Dhannarsingh
Boghera village, Narsahi, Jharkhand
29/05/14

Readover and explained the contents to the
executant who after admitting the contents is to be true
and correct, put his hand in my presence.

Autentik 29/05/14

Handwritten signature and date: 29/5/14

(PHOTOGRAPH , SIGNATURE AND FINGER PRINTS OF VENDEE)



Antu Sundi
29/5/14



Agay Kumar
29/5/14

(PHOTOGRAPH AND SIGNATURE OF IDENTIFIER)



Antu Sundi
29/5/14

Sanku S. Choudhan 29/5/14

Certified that the parties whose photographs are affixed herewith is attested by me and the finger prints of all the parties have taken by me.







Typed by
29/5/14

Antu Sundi
ANTU SUNDI
Advocate / Deed Writer
Licence No. 30/15/14
Seraikeella. 29/5/14



निबंधन विभाग, झारखंड
सरायकेला

Token No.9 Token Date: 29/05/2014 14:16:12
Serial/Deed No./Year :1572/1549/2014
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Doman Gour Father/Husband Name:Late Aditya Gour (VENDOR) Asangi P.S-Rit Adityapur	<input type="checkbox"/>	<input type="checkbox"/>
2	Kudo Gour Father/Husband Name:Late Aditya Gour (VENDOR) Asangi P.S-Adityapur	<input type="checkbox"/>	<input type="checkbox"/>
3	Sanjay Kumar Mohanty Father/Husband Name:Mr. Bholanath Mohanty (Power Holder) Majhitola, Sanjay Nagar, Adityapur, Ps- Adityapur		
4	Ajay Kumar Father/Husband Name:Shri Bachchu Paswan (VENDEE) Qtr No-597/1, Begbera Railway Colony Bagbera Tatanagar		
5	Santosh Chouhan Father/Husband Name:Sri Suraj Chouhan (Identifier) New Swarn Rekha Colony, Adityapur		

Book No. I
Volume 78
Page 141 To 174
Deed No 1572/1549
Year 2014
Date 29/05/2014 14:47:10


Registering Officer


Signature of Operator



निबंधन विभाग, झारखंड
सरायकेला

जांच पर्चा-सह घोषणा पत्र (नियम 114)

Token No. 9

Token Date/Time: 29/05/2014 14:16:12

Document Type	Sale Deed	Presenter	Sanjay Kumar Mohanty
Presenter Name & Address	Majhitola, Sanjay Nagar, Adityapur, Ps- Adityapur	Date of Entry	29/05/2014
Stampable Doc. Value	864000	DOE	Total Pages 34
Document/Transaction Value	864000	Stamp Value	34600
Special Type		Serial No	0
Remarks / Other Details		Old Serial No	/
Property Details:		App ID	
		e-Stamp Cert No	

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	O-48	468			U_RES	0 Decimal	0
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	N-46	2477			U_RES	2 75 Decimal	471625
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	N-46	2478			U_RES	0 92 Decimal	157780

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	Doman Gour	Late Aditya Gour	Bus.	General			Asangi P.S-Rit Adityapur
2	VENDOR	Kudo Gour	Late Aditya Gour	Bus.	General			Asangi P.S-Adityapur
3	Power Holder	Sanjay Kumar Mohanty	Mr. Bholanath Mohanty	Bus.	General	Apwpm0387h		Majhitola, Sanjay Nagar, Adityapur, Ps- Adityapur
4	VENDEE	Ajay Kumar	Shri Bachchu Paswan	Ser.	General	Afrpk0648a		Qtr No-597/1, Begbera Railway Colony Bagbera Tatanagar
5	Identifier	Santosh Chouhan	Sri Suraj Chouhan	Ser.	General			New Swam Rekha Colony, Adityapur

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	25,920.00
4	SP	510.00
Total		26,433.44

Read as per correct.
Santosh Kumar
29/5/14

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त संजय कुमार मोहंती ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

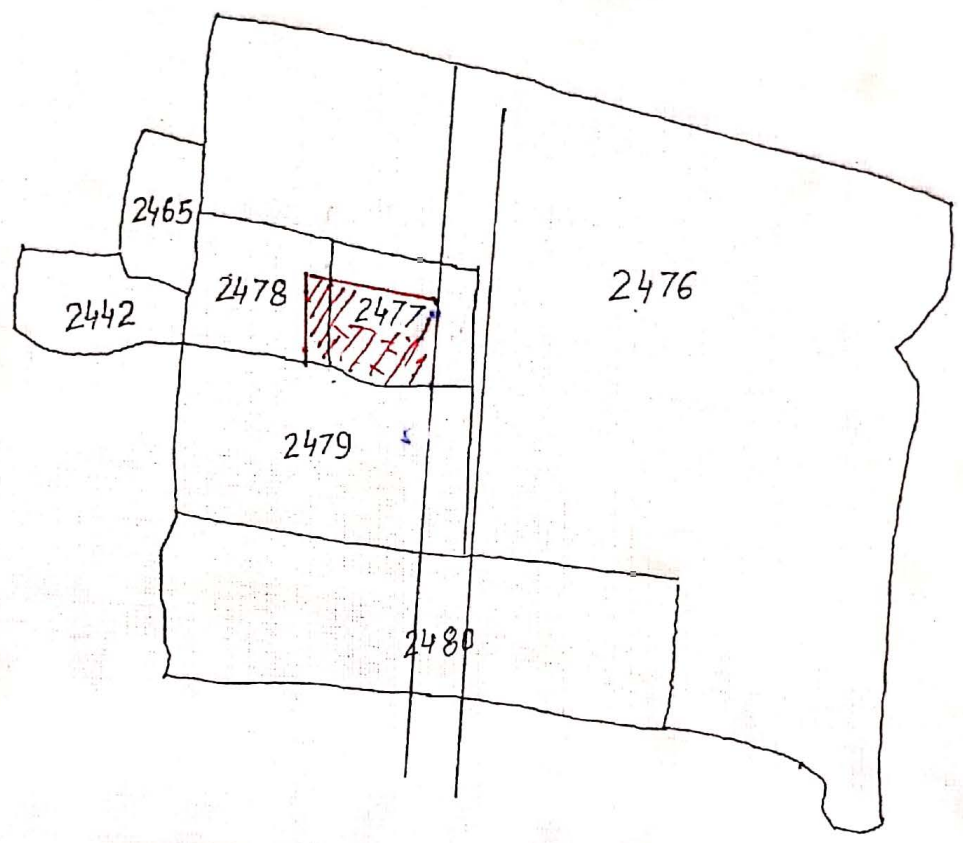
जिसकी संतोष चौहान पिता श्री सुरज चौहान

पहचान श्री सुरज चौहान पेशा मैकरी ने की।

निवासी न्यू स्वर्ण रेखा कोलोनी, आदित्यपुर

S.K. 4/11/9
29.05.14
निबंधन पदाधिकारी का हस्ताक्षर

नाम अचिसूचित क्षेत्र आदवापुर
 वडि संख्या 14
 चादर संख्या 22
 ग्रामा सरायकुला
 जिला सिंदभूम
 पैमाना 1:1000
 सन् 1976-77 ई



XXXX लाल रंग पर दिखाना जमा है।

K. NO	P. NO	K.	A - DEC	B.
46	2478/A	H.S.L.	0-0092 DEC 400 sqft	N.P. NO 80B S. P. NO 79 B.
46	2477/A	H.S.L.	0-0275 DEC 1200 sqft	E. Road W. NO 97

Total A :- 0-03-67 DEC
 1600 sqft

Certified to be a true copy of the original map by

[Signature] R M M
 29/5/14

Traced by
 [Signature]
 Ami