

2559 Sale Value 870,000/- Amt 34800/- Adityapur 2520



T-60

झारखण्ड JHARKHAND

140690



पुस्तकान पुकी से ज...
दस्तावेज जीव ए...



SALE DEED

Valued at Rs. 8,70,000 /- Only.

(Rs. Eight Lacs Seventy Thousand Only.)

This Deed of Sale made on this the 30th day of July 2014 at Seraikella .

Between :-

- (1) **KARTIKA PRADHAN** son of Late. Anadi Gour ,
- (2) **SUBHADRA** & (3) **ARATI** both daughters of Late. Debittar Gour, all by Faith - Hindu , by Caste - Gour (Gawala) , by Nationality - Indian , by Occupation No.1 - Cultivation , No.2 & No.3 Housewife , 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. Bhol 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,

पुस्तकान से ज...
दस्तावेज जीव ए...

S. Sanjay Kumar
30/7/14

S. Sanjay Kumar
30.07.14

Reckard

26/07/14
2.50
0.93

26/07/14

S. Sanjay Kumar

5000Rs.



-- 2 --

vide registered G.P.A bearing No. IV - 391 , dated 11-03-2011 , 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 .

In favour of

SRI. MANISH KUMAR S/O Sri. Ram Nandan Roy , by Faith - Hindu , by Caste - Kurmi , by Nationality - Indian , by Occupation - Service , resident of Village - Samastipur , P.O. - Lakhanpur , P.S.- Bhagwanpur , Distt. - Begusarai , State - Bihar , at present residing at Qtr. No. 523/11&12 , Railway Colony Bagbera , Near Railway High School , 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 - AWBPK3923B .

Manish Kumar
S/O Sri. Ram Nandan Roy



झारखण्ड JHARKHAND

A 096586

20/9/14

-- 3 --

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. 459 , corresponding to New Khata No. 46 , New Plot No. 2474 with some other Plots have been recorded in the names of Anadi Gour and Debittar Gour , father of SELLERS / VENDORS with other co-sharers during the current Municipal Survey Settlement operation of 1983 .

And Whereas , after an amicable partition amongst the co-sharers in a family arrangement , the schedule below mentioned property have been jointly fell to the separate share of Anadi Gour and Debittar Gour during their life time .

And Whereas , aforesaid Anadi Gour and Debittar Gour i.e recorded tanents are died leaving behind the present SELLERS/VENDORS namely Kartika Gour son of Anadi Gour , Subhadra & Arati both daughters of Late. Debittar Gour as their legal heirs and successors .



झारखण्ड JHARKHAND

A 096587

Handwritten signature and date: 20/11/14

-- 4 --

And Whereas , the present SELLERS/VENDORS are the absolute , lawful and bonafide owners of the property morefully and particularly described in the schedule below after the death of their father's and since then they have been in jointly exclusive peaceful physical possession over the same without any let or hindrance from any corner what-so-ever .

And Whereas , the above named SELLERS/VENDORS namely Kartika Gour son of Anadi Gour , Subhadra & Arati both daughters of Late. Debittar Gour have jointly appointed their legal, lawful attorney to SHRI. SANJAY KUMAR MOHANTY S/O Shri. Bhola Nath Mohanty , vide registered G.P.A. bearing No. IV-391 , dated 11-03-2011 , owner of the registered firm namely " M/S PREEYADARSHANI HOMES " to do all the acts , things etc. on their behalf .



झारखण्ड JHARKHAND

A 096588

-- 5 --

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. 8,70,000 /-** (Rupees Eight Lacs Seventy Thousand) only .

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. 8,70,000/-** (Rupees Eight Lacs Seventy Thousand) only from the



झारखण्ड JHARKHAND

C 057305

--8--

- 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 .

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)/	459 (Old)/	Homestead	50' x 30 = 1500 Sq.ft.
46 (New)	2474(Part)(New)	Land.	i.e 3.44 Dec.

(Sub Plot No. ' 164 ' at Society namely " Shree Krishna City " at Asangi , Adityapur) .



झारखण्ड JHARKHAND

C 057306

--9--

Bounded by :-

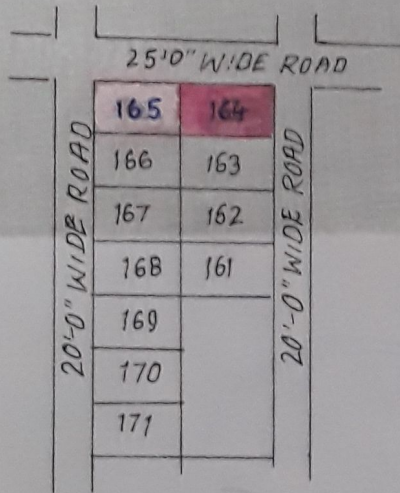
North :- Proposed Road .
South :- Sub Plot No.163 .
East :- Proposed Road .
West :- Sub Plot No. 165 .

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

MEMO OF CONSIDERATION

<u>CHEQUE NO.</u>	<u>DATED</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
294554	14-03-14	11-03-14. S.B.I, Parsudih ,Jsr.	Rs. 1,02,000 /-
294559	03-04-14	26-03-14. S.B.I, Parsudih ,Jsr.	Rs. 1,34,000 /-
294558	28-03-14.	S.B.I, Parsudih ,Jsr.	Rs. 1,00,000 /-
294562	10-04-15	14-07-14. S.B.I, Parsudih ,Jsr.	Rs. 2,00,000 /-
294563	07-01-15	15-07-14. S.B.I, Parsudih ,Jsr.	Rs. 2,00,000 /-
294564	07-01-15	16-07-14. S.B.I, Parsudih ,Jsr.	<u>Rs. 1,34,000 /-</u>
			<u>Rs. 8,70,000 /-</u>

RA CITY
 SANGI
 RD NO 14 THANA NO 131
 PRESENTED BY PREEYADARSHANI HOMES.
 SCALE - 1" = 66' - 0"



INDEX
 Sub PNO: 164

K. NO	P. NO	K.	A	B.
46	2474 Sub P.No 164	H.S.L.	50ft x 30ft 1500 sqft	N: Proposed Road S: Sub P.No 163 E: Proposed Road W: Sub P.No 165

Survey by Map
 30/7/14

Traced by:-
 [Signature]
 Amin