

1182 Laksh . 7.29, 697=50 Hand p 29 200 Aditya 1176



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10.03.10



ATTESTED

Animesh Sinha,  
Advocate,



सुलयांकन सूचि से जांच किया

11/3/10  
[Signature]

KALYAN  
BHATTACHARJEE.  
11.03.10.

02DD 742769

SALE DEED

THIS DEED OF SALE IS MADE ON THIS 11TH DAY OF MARCH, 2010 AT SERAIKELLA ,B \_\_\_\_\_ Y :

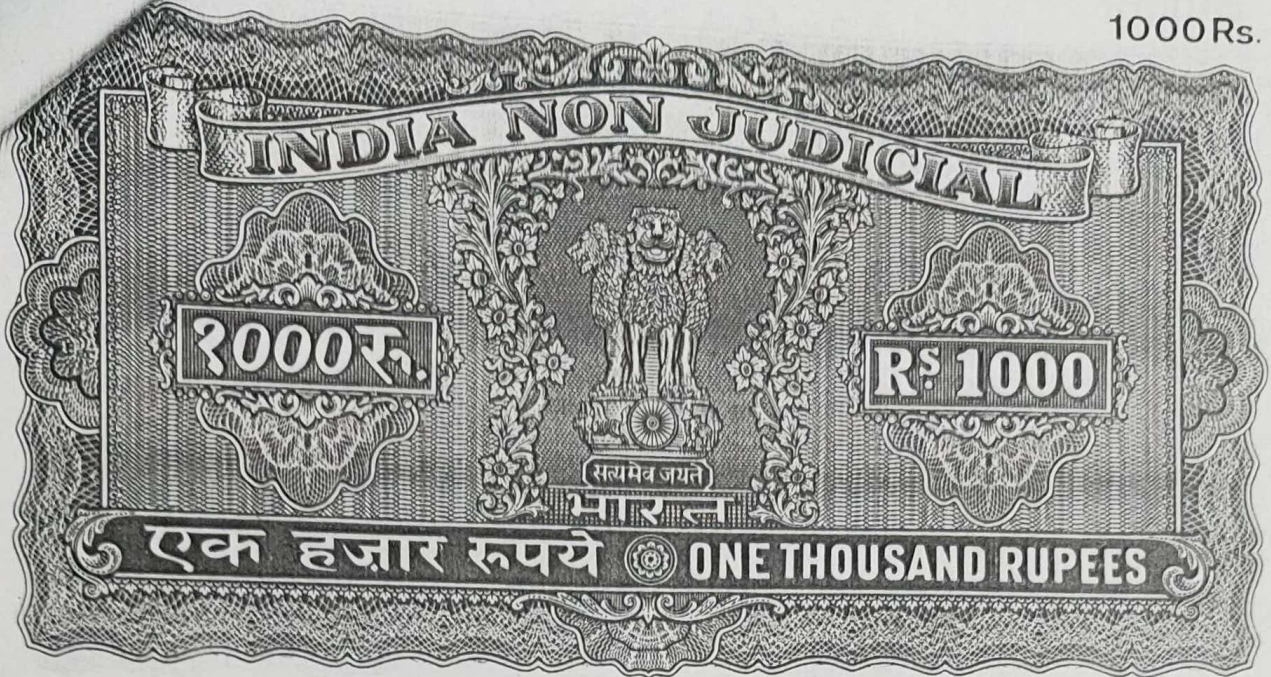
SRI KALYAN BHATTACHARJEE, son of Late A.B.Dhattacharjee, by religion Hindu, Indian Citizen, by occupation Service, resident of GF-5/43, Golmuri, P.S.Golmuri, in town Jamshedpur, Dist. Singhbhum East, within the State of Jharkhand, hereinafter called the VENDOR (Which expression shall unless repugnant to the context includes his heirs, successors, administrators, and representative) of the ONE PART : PAN: AEBPB8868N.

IN FAVOUR OF

SRI KAMLESH KUMAR, son of Sri R.K.Yadav, (Ram Kumar Yadav), by religion Hindu, Indian Citizen, by occupation

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23  
[Signatures]

1000Rs.



*[Handwritten Signature]*  
Kalyan Bhattacharjee  
11.03.10.

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Service in Tata Steel Ltd., resident of Qr.No. 48 H3 type, L.Road, Bistupur, P.S.Bistupur, in town Jamshedpur, Dist. Singhbhum East, Jharkhand, hereinafter called the PURCHASER (Which expression shall unless repugnant to the context includes his heirs, successors, administrators, representatives and assigns) of the OTHER PART : PAN :ACKPK5346D.


NATURE OF TRANSFER : SALE ✓

ACTUAL CONSIDERATION AMOUNT : Rs. 6,89,999/- only and Stamp duty paid for Govt. value of Rs. 7,29,697-50 paise

WHEREAS one Anima Bhattacharjee (since deceased) was acquired the schedule 'A' below land, by virtue of Lease Deed No. 3560, dated 24/11/1990, registered at Seraikella Sub-Registry office, from Tisco Works Engineering & Co-operative Housing Society Ltd., on his death leaving behind

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 Kalyan Bhattacharjee  
 11.03.10

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his only son Kalyan Bhattacharjee (Vendor) hereof and two sisters as his legal heirs and surviving successors;


AND WHEREAS above named two sisters relinquished their right, title, interest in respect of the above land in favour of their only brother Kalyan Bhattacharjee ;

AND WHEREAS the Vendor mutated his name in the records of the Tisco Works Engineering & Co-op. Housing Society Ltd.,

AND WHEREAS the Vendor and purchaser also a constituent member of the above Society;

AND WHEREAS the vendor has been in possession and exercising all acts of ownership thereto, to the knowledge of



  
 Kalyan Bhattacharya  
 11.03.10.

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all without any interruption or impediment from any corner ;

AND WHEREAS the vendor being in need of money has proposed to sell the schedule 'A' below land to the purchaser for a total consideration amount of Rs.6,89,999/- only, and the purchaser has accepted to purchase the same.

NOW THIS DEED OF SALE WITNESSETH:-

(01) That in pursuance of the above agreement and in consideration amount of Rs. 6,89,999/- only, paid by the purchaser to the vendor, as stated hereunder shown in the column of MEMO OF CONSIDERATION, the receipt whereof the said sum does hereby accept, acknowledge as full and final consideration amount, against sale of the said



  
 Kalyan Bhattacharya  
 11.03.10

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land morefully described in the schedule 'A' hereunder written, the Vendor by these presents sale, convey, transfer and assigns unto the purchaser ALL THAT land together with all right, title and interest, TO HAVE AND TO HOLD the same by the side of the Vendor including his heirs.

(02) That the Vendor is completely divested of all his interest and right in the said land and shall cease to have any right or title in the land hereby sold to the purchaser by these presents.


(03) That the Vendor on receipt of full consideration amount from the purchaser has delivered possession of the

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Kalyan Bhattacharya  
11.03.10

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said land in favour of the purchaser and relevant papers and documents of the said land.

(04) That the purchaser will be at liberty to get his name mutated in the records of the Superior landlord, through C.O. Gamharia and Tisco Works Engineering & Co-op. Housing Society Ltd, and will pay ground rent in his own name.

(05) That prior to sell and execution of this deed of sale the vendor has not conveyed or delivered or sold to any other party and same is free from all encumbrances, charges and lien.

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Kalyan Prasad Chandra  
11.08.10.

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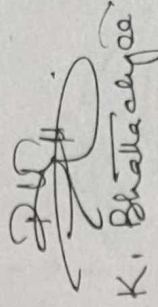
That the Vendor obtained necessary permission from the above named Society, vide its Letter dated 28/11/2009 for transferring the schedule 'A' below land to the purchaser.

That the vendor obtained necessary permission/clearance from the competent authority Seraikella Kharswan, vide Case No. 259 of 2009-2010, for transferring the schedule 'A' below land to the purchaser.

SCHEDULE 'A'

ALL THAT piece and parcel of land in Homestead measuring an area 5.65 decimals, i.e. 2463.82 sq.ft. i.e. in spot measurement North & South side : 40'ft-6", East and West side : 60'ft - 10", in part of present survey Plot No. 383, under

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K. Bhattacharya

11.03.10.

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New Khata No.163, recorded under Ward No.4, Adityapur NAC, corresponding to Society's Plot No.9, within the premises of Tisco Works Engineering Co-op. Housing Society Ltd., of mouza Asangi, P.S.Adityapur, Thana No.126, Dist. Seraikella Kharswan,

Bounded by :-

NORTH BY :- Boundary Wall Plot No.381;

SOUTH BY :- Inside Road and Park ;

EAST BY :- Society's Plot No.10;

WEST BY :- Society's Plot No.8 ;

The Govt. value of Makaan/Sohan(Land) Rs.1,29,150/- per decimal x 5.65 decimals = Rs. 7,29,697.50 paise only.

MEMO OF CONSIDERATION

The purchaser paid a sum of Rs.6,89,999/- only to the Vendor named within in the following manner :-

<u>Cheque Nos.</u>	<u>drawn on</u>	<u>dated</u>	<u>Amount</u>
965272	Uco. Bank, Bistapur,	6/10/2009	2,35,000/-
902800	ICICI	6/10/2009	25,000/-
342366	SBI Main br.	27/10/2009	3,50,000/-
902801	ICICI	16/12/2009	50,000/-
902803	-do-	20/1/2010	29,999/-

v/9.



*[Signature]*  
K. Bhattacharya  
11.03.10.

IN WITNESS WHEREOF the Vendor has hereunto set his hand today at Seraikella on this the day, month and year first above written

Read over and explained the contents of this deed to the executant who admit it to be true and correct.

*Asinha*  
11/3/10

WITNESSES

1. *[Signature]*  
11/3/2010

2. Asawa of Sorehi Janshadpur  
11-3-10

Typed by :-  
*[Signature]*  
U.K. Ghosh, Jr. Court.

Drafted by :-  
*Asinha*  
Advocate, 11/3/10



ATTESTED

*Asinha*

Animesh Sinha  
Advocate,

K. Kumar.



Certified that the fingers prints of the left hand of each persons, whose photographs are affixed in the document, have been obtained by me.

*Asinha*  
Advocate.

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

Token No. 9

Token Date/Time: 11/03/2010 14:35:59

Document Type	Sale Deed	Presenter	Kalyan Bhattacharjee
Presenter' Name & Address	Gf-5/43, Golmuri, P.S. Golmuri, Town Jsr	Date of Entry	11/03/2010
Stampable Doc. Value	729697.5	DOE	Total Pages 22
Document Value	729697.5	Stamp Value	29200
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

## Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	126	4	ADITYAPUR NAGAR PARSHAD	163	383			OR_Res	5.65 Decimal	436745

## 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	Address
1	VENDOR	Kalyan Bhattacharjee	Late A.B. Bhattacharjee	Ser.	Other		Gf-5/43, Golmuri, P.S. Golmuri, Town Jsr
2	VENDEE	Kamlesh Kumar	R.K.Yadav (Ram Kumar Yadav)	Ser.	Other		Qr.No.48 H3 Type L. Road, Bistupur, P.S. Bistupur, Town Jsr
3	Identifier	Alok Kumar	B.P Singh	Ser.	Other		Qr.No.Sb/106, Sakchi Jsr
4	Witness1	Alok Kumar	B.P Singh	Ser.	Other		Qr.No.Sb/106, Sakchi Jsr
5	Witness2	A. Sarkar	Late M.M. Sarkar	A/C	Other		Sanjay Road Sakchi Jsr

## Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	7,296.98
4	SP	330.00
Total		7,630.42

*[Handwritten Signature]*

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

*[Handwritten Signature]*  
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त *[Handwritten Signature]* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

निवासी

*[Handwritten Signature]*  
*[Handwritten Signature]*  
*[Handwritten Signature]*

पिता

पेशा

*[Handwritten Signature]*

*[Handwritten Signature]*

ने की।

निबंधन प्रदीक्षकरी का हस्ताक्षर







*[Handwritten Signature]*  
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3/11/2010

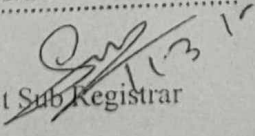
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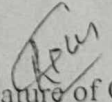
निबंधन विभाग, झारखंड  
सरायकेला

Token No.9 Token Date: 11/03/2010 14:35:59  
Serial/Deed No./Year :1182/1176/2010  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Kalyan Bhattacharjee</b> Father/Husband Name:Late A.B. Bhattacharjee (VENDOR) Gf-5/43,Golmuri,P.S.Golmuri,Town Jsr		
2	<b>Kamlesh Kumar</b> Father/Husband Name:R.K.Yadav (Ram Kumar Yadav) (VENDEE) Qr.No.48 H3 Type L. Road ,Bistupur, P.S. Bistupur,Town Jsr		
3	<b>Alok Kumar</b> Father/Husband Name:B.P Singh (Identifier) Qr.No.Sb/106,Sakchi Jsr		
4	<b>Alok Kumar</b> Father/Husband Name:B.P Singh (Witness1) Qr.No.Sb/106,Sakchi Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	<b>A. Sarkar</b> Father/Husband Name:Late M.M. Sarkar (Witness2) Sanjay Road Sakchi Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. ..... I .....  
Volume ..... 42 .....  
Page ..... 107 To 128 .....  
Deed No ..... 1182/1176 .....  
Year ..... 2010 .....  
Date ..... 11/03/2010 15:16:29 .....

  
District Sub Registrar

  
Signature of Operator