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29/11/11

द्विप्रांक्त सूचि से जांच किया
29/11/11

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Kalpana Dubey
29/11/11



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3 July
29/11/11

SALE DEED

Nature of Deed : Sale Deed
Consideration Amount : Rs. 4,28,220/- (Rupees Four Lakhs Twenty Eight Thousand Two Hundred Twenty Only)

THIS SALE DEED IS MADE ON THIS THE 29th DAY OF Jan. 2011 AT SERAIKELLA; BY :-

1. ILA RANI BEJ @ Putul Bej, W/o Late Beni Madhav Bej
2. Madhusudan Bej , S/o Late Biswambhar Bej
3. Vivekanand Bej S/o Late Biswambhar Bej

All by faith Hindu, by Nationality Indian, by Occupation ; Farmer, all R/o Vill + P.O. Gamharia, P.S.: Adityapur, Dist. Seraikella-Kharsawan, and also resident of Uliyan Kadma, Jamshedpur all represented by their constituted attorney namely **Mrs. Kalpana Dubey** W/o Sri Hare Krishna Dubey by Caste

Contd...2

Handwritten signatures and dates:
[Signature]
[Signature]
[Signature]
[Signature]
29/11/11



Kalpna Duley
2-5/11/11
-: 2 :-

: Brahmin, By Occupation : Business, resident of Qr. No. 275/2/1, Road No. 8, Adityapur-2 P.S. : R.I.T. Dist. : Seraikella-Kharsawan, vide a General Power of Attorney Deed No. IV-844 dt. 01.06.2010 registered at Dist. Sub-Registry Office, Jamshedpur, hereinafter called the Vendor (which expression unless repugnant to the context shall mean and includes their / her legal heir, legal representative, successor & assignees) on the first part.

AND

Sri Indrajit Paul, S/o Late. Manmath Paul, by Occupation : Service, by Caste : Kumhar, Resident of Qr. No. B/14/109, U.C.I.L. Colony, Turamdih, P.O. : Sundernagar, Jamshedpur, Dist. : East Singhbhum, Jharkhand hereinafter called Purchaser (the expression Purchaser unless repugnant to the context otherwise means and includes the purchaser and his legal representative, successor, heir, assignees) on the Second Part.

WHEREASE Vendors are the absolute, lawful and bonafide owner of the landed property mentioned in the schedule below which originally stand recorded in the name of father of vendors viz Biswambhar Bej.

Contd...3

16307
NO..... Sold to
Value Rs. 5000
Total Value 17200
Date of Sale 15.1.11

Indrajeet Paul
of Turamdih, U.C.I.L
for Sale-Deed

Stamp Clerk [Signature]
District Treasury
Seralkella-kharwan

027862

कोषागार प्रशासकरी
मराठवाडा - खरलीपा

15 JAN 2011





Kalpana Duhing
25/1/11

-- 3 --

AND WHEREAS aforesaid Biswambhar Bej died leaving behind the vendors as his legal heir, successors.

AND WHEREAS after death of said Biswambhar Bej the vendors as his legal heirs came in peaceful possession of the land described in the Schedule "A" below as absolute owners thereof.

AND WHEREAS, all the lands mentioned in the Schedule "A" below have been developed and demarcated as sub-plots; by attorney of vendors as per agreement which executed between vendors and their attorney, in order to established a complex (Colony) which is named as "SAI SHRADHA" with provisions for Road & Lanes etc.

AND WEHREAS knowing so the purchaser named above approached to vendor to purchase one Sub-plot No. 125, being a portion of land described in the schedule "A" below, for his residential purpose, after examining all the relevant documents of the schedule "A" below property.

Contd...4

16708
NO..... Sold to
Value Rs..... 1000
Total Value..... 17200
Date of Sale..... 15/1/11

Indrajeet Paul
of Turandih, U.C.I.L
for Sale-Deed

Stamp Clerk
District Treasurer
Seralkella-Kharwan

928350

✓
रजिस्ट्रार पदाधिकारी
मराठवाडा - अहमदाबाद
15 JAN 2011





Kalpave Aulay
2-5/11
-: 4 :-

AND WHEREAS, on such approach made by the purchaser the vendor agreed to sell the land described in the Schedule "B" below , a portion of Schedule "A" land and accordingly both parties entered into an agreement on 22.09.2010

AND WHEREAS, the vendor agree to sell the land described in the schedule "B" below and purchaser agreed to purchase the same for a consideration of Rs. 4,28,220/- (Rupees Four Lakhs, Twenty Eight Thousand Two Hundred Twenty Only)

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That, in consideration amount of Rs. 4,28,220/- (Rupees Four Lakhs Twenty Eight Thousand Two Hundred Twenty Only) paid by the purchaser to the vendors, receipt of which is hereby admitted and acknowledged as full, final and highest consideration of the schedule "B" below property, and the vendors do hereby absolutely and for ever sell, convey, transfer and deliver the schedule "B" below property to the purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the purchaser his heirs, successors, together with all rights, title and interest.

NO. 16309
Value Rs. 1000
Total Value 11200
Date of Sale 15/1/11

Indrajeet Paul
of Turamdih, U.C. 22
for Sale-Deed

Stamp Clerk
District Treasury
Sorakella-kharswan

328349

कोषागार वदाधिकारी
मराबकेला - बरसोया
15 JAN 2011





झारखण्ड JHARKHAND

665166

Kalpana Debnath
23/1/11
-: 5 :-

2. That, the Vendors have delivered possession of the said property 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 by way of sale, gift, mortgage or any other ways whatsoever in manner he likes and the purchaser shall be at liberty to have his name mutated in the office of the landlord the state of Jharkhand and pay rent and taxes for the same in his own name and obtain receipt thereof.
3. That from this day the vendors shall cease to have any right, title and interest over the schedule below property and all the right, title and interest of the Vendors in the schedule below property hence forth completely vested unto the purchaser, the property hereby conveyed and transferred by this Sale Deed is free from all encumbrances, liens and charges of any kind whatsoever;

Contd.,...6

NO. 16710 Sold to
Value Rs. 100
Total Value 17200
Date of Sale 15/1/11

Indrajeet Paul
of Twardih, U.C.I.L
for Sale-Deed

Stamp Clerk
District Treasury
Seraikeha-Kharwan

कोषागार पदाधिकारी
सरायकेला - खरसौजा

15 JAN 2011



That the Vendor has delivered possession of the said property to the
purchaser and from this day the purchaser will possess and enjoy the same
in all the ways with power to dispose of the same
in other ways whatsoever in manner the
purchaser may think fit to have his name entered in the
office of the District Treasury and pay rent and taxes for the
same in the same manner as the purchaser is bound to do
That from this date the Vendor shall have no right, title and
interest over the aforesaid property and all the right, title and interest
of the Vendor in the aforesaid property shall completely
vested into the purchaser, the property hereby conveyed and transferred
by this Sale Deed is free from all encumbrances, lease and charges of any
kind whatsoever.

Good...



झारखण्ड JHARKHAND

665163

Kalpana Debnath
→ 11/11/11
-: 6 :-

4. That the vendors hereby declare that they have good and perfect title over the schedule below property and if for any defect of title or possession of the vendors in the schedule below property the purchaser suffers any loss then the Vendors will be liable to compensate the same to the purchaser or his heirs and successors;
5. That the vendor is further bound to execute any other deed of assurance that may be required in favour of the purchaser to perfect the title of the purchaser over the said schedule below property;
6. That , this Sale Deed shall be binding on all concerned including the heirs and successors of both the parties;
7. That the permission for sale of schedule "B" below property, has obtained from D.C.L.R. Seraikella, vide U.L.C. Case No. 109/10-11

Contd...7

No. 16711 Sold
Value Rs. 100
Total Value 17200
Date of Sale 15.1.11

Indrajeet Paul
of Turamdih, U.C.I.L
for Sale-Deed

Stamp Clerk
District Treasury
Seralkella-kharswan

कोषागार पदाधिकारी
नरायकोला - खरसीवा

15 JAN 2011



Faint, mirrored text from the reverse side of the paper, including phrases like "The Vendor hereby declares that they have good and perfect title..." and "That the position for sale of schedule 'B' below property has obtained from D.C.R. Buxar, vide U.C. G.O. No. 10970-11".

Contd. 7

Kalpana Dubey
27/11/11

-: 7 :-

SCHEDULE "A"

All that piece and parcel of Homestead land, under Residential Complex known as SAI SHRADHA, situated in Mouza : Bhurkadih, P.S. : Adityapur, Revenue Thana : Seraikella, Thana No. 61, within Ward No. 3, A.N.A.C., Dist. Sub-Registry Office Seraikella-Kharsawan, recorded under :-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
Old 27	Old 136, 139, 140, 175, 186	
New 222	New 1998	1.84.00 Hectare

Which is bounded by:-

NORTH : NIJ SOUTH : NIJ
EAST : Vacant Land WEST : Vacant land 2000

SCHEDULE "B"

(Property hereby Transferred)

ALL THAT piece and parcel of Homestead land, within schedule "A" above property; within Khata No. : 222(N)/27 (O), Plot No 1998 (N)/ 136, 139, 140, 175, 186, having measuring 1600 Sq.ft. i.e. 3.66 Decimal, bearing the sub-plot 125, bounded by :

NORTH : Sub Plot 126 SOUTH : Sub Plot No.124
EAST : Complex Road WEST : Sub Plot No.132

Annual rent Rs. 1/- is payable to the land-lord the state of Jharkhand through the C.O. at Gamharia.

Contd...8

Kalpana Dubey
25/1/11

-: 8 :-

IN WITNESS WHEREOF, the vendor has executed this Deed, today at Seraikella, on the aforementioned day, month and year, in presence of witnesses;

Witnesses :

1. Havre Krishna Dubey
S/o- Sri. R. D. Dubey
275/2/1, Rd- 8, Aditya apar. 2
2. Havre Ram Dubey

Typed by :

Rabinder.

Drafted by :

3 July
Advocated

Advocated



Gandrajit Das.



3 July
27/1/11
Advocated

Certificate

Certified that the finger prints of left hand of each person whose photograph is affixed in the document have been obtained before/ by me;

3 July
27/1/11
Advocated



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

Token No: 76

Token Date/Time: 29/01/2011 15:36:12

Document Type	Sale Deed	Presenter	Kalpna Dubey	Date of Entry	29/01/2011
Presenter' Name & Address	Qr No. 275/2/1, Road No. 8, Adityapur-2, P.S. R.I.T.	DOE		Total Pages	20
Stampable Doc. Value	428220	Stamp Value	17200	Book	1
Document Value	428220	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	58	3	ADITYAPUR NAGAR PARSHAD	N-222	N-1998			OR_RES	3.66 Decimal	427451.4
GAMHARIA	58	3	ADITYAPUR NAGAR PARSHAD	O-27	O-136,139			OR_RES	0 Decimal	0
GAMHARIA	58	3	ADITYAPUR NAGAR PARSHAD	O-27	O-140,175			OR_RES	0 Decimal	0
GAMHARIA	58	3	ADITYAPUR NAGAR PARSHAD	O-27	O-186			OR_RES	0 Decimal	0

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Kalpna Dubey	W/O Shri Hare Krishna Dubey	Bus.	Other		Qr No. 275/2/1, Road No. 8, Adityapur-2, P.S. R.I.T.
2	VENDEE	Indrajit Paul	Late Manmath Paul	Ser.	Other		Qr. No-B/14/109, U.C.I.L. Colony Turamdih, P.O. Sundarnagar
3	Identifier	Shri Hare Krishna Dubey	R.D. Dubey	Ser.	Other		Qr No. 275/2/1, Road No. 8, Adityapur-2, P.S. R.I.T.
4	Witness1	Shri Hare Krishna Dubey	R.D. Dubey	Ser.	Other		Qr No. 275/2/1, Road No. 8, Adityapur-2, P.S. R.I.T.
5	Witness2	Hare Ram Dubey	R.D. Dubey	Ser.	Other		Qr No. 275/2/1, Road No. 8, Adityapur-2, P.S. R.I.T.

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,282.20
4	SP	300.00
Total		4,585.64

Kalpna Dubey

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंफ़ॉर्म फॉर्म के अनुरूप डेटा इंद्रि की गई है।

डेटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

कल्पना डूबे

हरिहर प्रसाद डूबे

मि. अ. 275/2/1-मि. अ. 186

ने इस दस्तावेज के निष्पादन को मेरे समक्ष








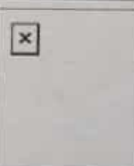
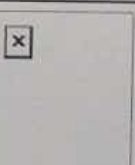
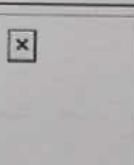
पेशा मि. अ. 275/2/1 ने की।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
सरायकेला

Token No.76 Token Date: 29/01/2011 15:36:12
Serial/Deed No./Year :641/636/2011
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Kalpana Dubey Father/Husband Name:W/O Shri Hare Krishna Dubey (VENDOR) Qr No. 275/2/1, Road No. 8, Adityapur-2, P.S. R.I.T.		
2	Indrajit Paul Father/Husband Name:Late Manmath Paul (VENDEE) Qr. No-B/14/109, U.C.I.L. Colony Turamdih, P.O. Sundarnagar		
3	Shri Hare Krishna Dubey Father/Husband Name:R.D. Dubey (Identifier) Qr No. 275/2/1, Road No. 8, Adityapur-2, P.S. R.I.T.		
4	Shri Hare Krishna Dubey Father/Husband Name:R.D. Dubey (Witness1) Qr No. 275/2/1, Road No. 8, Adityapur-2, P.S. R.I.T.		
5	Hare Ram Dubey Father/Husband Name:R.D. Dubey (Witness2) Qr No. 275/2/1, Road No. 8, Adityapur-2, P.S. R.I.T.		

Book No. I
Volume 23
Page 275 To 294
Deed No 641/636
Year 2011
Date 29/01/2011 18:42:05

District Sub Registrar

Signature of Operator