

6767 Sale Value 1254000/- Birsanagar 5705



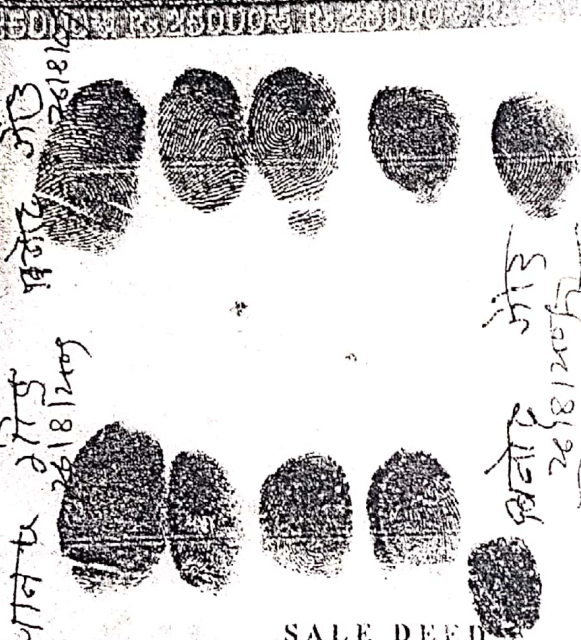
T-35  
2618  
R  
26/8/09



Access  
B.N.  
Mr. B. N. Agarwal



Mr. B. N. Agarwal



26/8/09  
27/8/09

0200 731,162

Sh. S. S. S. S. S.  
2009  
5076000

3-11-09  
26/8/09  
26/8/09  
26/8/09

भारत गौर

**SALE DEED**

Valued Rs.12,54,000/-

THIS SALE DEED is made on this the 26th day of August 2009 at Jamshedpur  
BY: 1) MR. BINOD GOUR, 2) MR. ANAND GOUR, and 3) MR. SURESH  
GOUR, all sons of Late Kandri Gour, all by faith Hindu, by Caste Gour (Gowala),  
by Nationality Indian, by occupation cultivation, residents of Village Moharda,  
within P. S. Birsanagar, Town Jamshedpur, District East Singhbhum, hereinafter  
called the "VENDORS" (which expression shall unless excluded by or repugnant

23  
26/8-09  
Per paid  
FAD 1254000/-  
LLR 258  
P.F. 0.94





02DD 731463



Attested

Mr. B. N. Agarwa  
Advocate

Sureshwar  
26/8/2007



Ploty Dity  
26/8/2007  
311 d-llc JTS  
26/8/2007  
Sureshwar  
26/8/2007

26/8/2007

: 2 :

to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part :

IN FAVOUR OF

MR. SANTANU GOPE, Son of Shri Gopal Gope, by faith Hindu, by Nationality Indian, by occupation cultivation.. resident of Village Moharda, within P. S. Birsanagar, Town Jamshedpur District East Singhbhum, hereinafter called the "PURCHASER" ( Which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives and assigns ) of the Other Part

WITNESSETH AS FOLLOWS:



जोगेश्वर गौर  
26/8/2009  
3-11-17-2715  
26/8/2009  
सुन्दरिन कौर  
26/8/2009

: 3 :

Whereas the Jogeshwar Gour and others were the settled raiyats of Mouza Moharda, Thana No: 1200 and during their life time they reclaimed the waste land and converted into paddy lands; A n d

Whereas in the Revisional Survey Settlement Operation in the year 1937, the land mentioned under Khata No: 24, of Mouza Moharda, was recorded in the names of said Jogeshwar Gour and others and they were growing various crops in the aforesaid land, on payment of rent to the Landlord through Circle Officer Jamshedpur; A n d

Whereas the present records of right of Khata No: 6 of Mouza Moharda, Survey Ward No: 17 JNAC has been prepared from R. S. Khata No: 24 of Mouza Moharda, Thana No: 1200, in the names of Kandra Gour, son of Jogeshwar Gour, and his other co-sharers; A n d :

Whereas in the remarks column of aforesaid Khatian, the Plot Nos: 464, 465 and other plots have been shown in the exclusive possession of said Kandra Gour; And:

Whereas said Kandra Gour died leaving behind his three sons namely the present Vendors as his legal heirs and successors, who jointly inherited and came in possession over the aforesaid land, left by their deceased father Kandra Gour; A n d

Whereas the present Vendors are in joint possession over the aforesaid land measuring 0.06.10 Hectare in New Plot No: 464, land measuring 0.01.60 Hectare in New Plot No 465, both recorded under New Khata No 6, and other lands in Mouza Moharda, Survey Ward No 17, JNAC, within P.S. Birsanagar, Thana No 1200, Town Jamshedpur, District East Singhbhum; And

जोगेश्वर गौर

Handwritten signatures and dates:  
1. Signature: [Illegible] Date: 26/12/2019  
2. Signature: [Illegible] Date: 26/12/2019  
3. Signature: [Illegible] Date: 26/12/2019

: 4 :

Whereas the purchaser approached the Vendors to purchase land measuring 0.06.10 Hectare in New Plot No 464, land measuring 0.01.60 Hectare in New Plot No 465, both corresponding to R.S. Plot No 4432, ( Total land measuring 0.07.70 Hectare i.e. Nineteen decimals more or less) both recorded under New Khata No 6, corresponding to R.S. Khata No 24, situated at Mouza Moharda Survey Ward No: 17 JNAC, within P.S. Birsanagar, Thana No 1200., Town Jamshedpur, District East Singhbhum, more fully described in the schedule below, on a total consideration of Rs.8,05,700/- ( Rupees Eight Lakhs Five Thousand Seven Hundred ) only And accordingly the present Vendors have also agreed to sell the aforesaid land more fully described in the schedule below to the present purchaser, on the said total consideration amount, on the following terms and conditions as stated below ::

Handwritten note: हिनो अवेर

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

1) That in Pursuance of the aforesaid agreement and in consideration of a sum of Rs.8,05,700/- ( Rupees Eight Lakhs Five Thousand Seven Hundred ) only already paid by the purchaser to the Vendors, the receipt of which sum the Vendors above named already admitted and acknowledged as full, final and the highest consideration amount against the sale of the land mentioned in the schedule below the Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present Vendors and/or any

Handwritten notes at the top of the page, including names and dates: "S. K. S.", "28/8/2009", "S. K. S.", "28/8/2009", "S. K. S.", "28/8/2009", "S. K. S.", "28/8/2009".

: 5 :

person or persons claiming under him, together with all rights, title and possession which the vendors here-before enjoyed in respect of the schedule below property.

2) That the Vendors have handed over the peaceful possession of the schedule below land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

3) That the Vendors are completely divested of all their rights, title, interest in the schedule below property and henceforth the Vendors shall cease to have any manner of title to the said property and claim on the said property.

4) That from this day the purchaser shall enjoy and possess the said property in any manner according to his desire and requirements as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get his name mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendors are the sole and bonafide owners of the aforesaid lands and they are fully entitled to dispose off the schedule below land to the purchaser.

**6) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANTS:**

a) that the vendors are the lawful owners of the schedule below land and accordingly they have transferred the same in favour of the purchaser

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said land.

Handwritten note on the right margin: "Info work".



Handwritten notes and signatures at the top of the page, including dates like 20/8/2009 and 20/11/12, and the word 'SUCCESSORS'.

:6:

- c) that the schedule below land or any part thereof being lost to the purchaser, on account of any defect in the title or possession of the vendors, then in that case all the legal heirs and successors of the vendors shall be bound to make good the loss which the purchaser may sustains in future.
- d) that the vendors have paid rent, cess and/or other charges /taxes of the aforesaid land to the concerned authority upto date.
- e) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below land.
- 7) That as per order of Deputy Commissioner, East Singhbhum, the stamp duty has been paid on a Value of Rs.12,54,000/- only.
- 8) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.
- 9) That the vendors have handed over all the relevant documents, and title deeds in connection with the schedule below property, to the purchaser.

Handwritten signature or initials on the right margin.

**"SCHEDULE"**

All that Piece and Parcel of land measuring 0.06.10 Hectare in New Plot No 464, land measuring 0.01.60 Hectare in New Plot No 465, both corresponding to R.S. Plot No 4432, ( Total land measuring 0.07.70 Hectare i.e. Nineteen decimals more or less) both recorded under New Khata No 6 corresponding to R.S. Khata No 24, situated at Mouza Moharda Survey Ward No: 17 JNAC, within P.S. Birsanagar, Thana No 1200. Town Jamshedpur, District East Singhbhum. District Sub-registrey office at Jamshedpur. which is bounded as follows:-

26/8/2009  
26/8/2009  
26/8/2009  
26/8/2009

: 7:

Boundary of Plot No: 464

North : Plot Nos: 462, 463 .465 and 466

South : Plot No: 472

East : Rasta

West : Plot No: 471

Boundary of Plot No: 465

North : Plot No: 461

South : Plot No: 464

East : Plot No: 462

West : Plot No: 466

Annual rental of Rs. 4/- payable to the Circle Officer Jamshedpur.

IN WITNESSES WHEREOF the Vendors have signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:-

1) *Nirmalprasad*  
26-8-2009

2) *Ramesh Agrawal*  
26-8-2009

Drafted , read over and explained the contents of this sale deed to the Executants/Vendors in Hindi who found and admitted the same to be true and correct.

Typed by:

Md. Umar, JSR Court.

*[Signature]*  
Advocate

महोदय

प्राप्त 26/8/2009  
24/11/2009  
28/11/2009  
Sudshady  
26/8/2009

: 8 :

NAME OF THE PURCHASER:-

MR. SANTANU GOPE



Attested

Mr. B. N. Agarwal

संतानु गोपे



संतानु गोपे

Signature and finger print of left hand of the purchaser.

Certified that the finger Print of Left hand of each person whose Photograph is present in this document have been obtained



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

100100 100100 100100 100100 100100 100100 100100 100100 100100 100100

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 013780

Handwritten notes in Hindi including dates like 26/8/2009 and 24/8/2009, and names like Suresh Choudhary.

सत्यमेव जयते

:: 0 ::

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

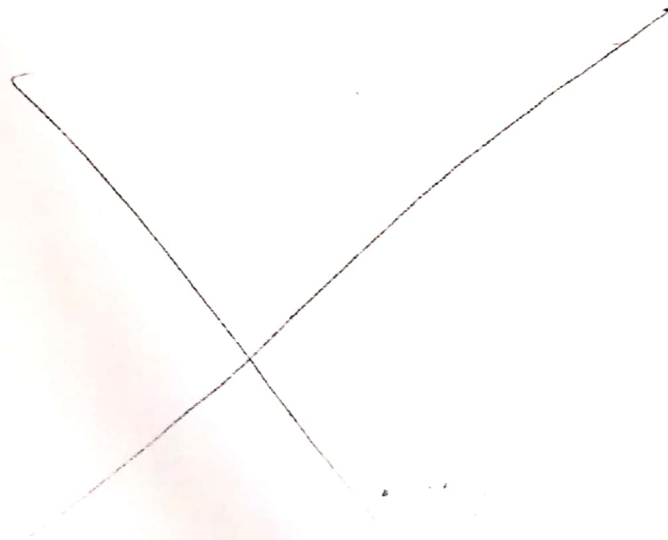
झारखण्ड JHARKHAND

A 013781

प्रतिभा शर्मा  
28/8/2005  
31/1/2005  
28/8/2005  
Suresh Chandra  
26/8/2005

आकाश शर्मा

:: 10 ::





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

Token Date/Time: 26/08/2009 15:19:36

Document Type	Sale Deed	Presenter	Binod Gour	Date of Entry	26/08/2009
Owner Name & Address	Vill - Moharda, P.S - Birsanagar, Jsr	DOE		Total Pages	26
Market Value	1254000	Stamp Value	50200	Book	1
Net Value	1254000	Serial No	0	CNO/PNO	

Plot No	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
HEDPUR	1200	17	MOHARDA(ANSH)	24(R S)	4432 (R S)			URB_LAND_OR_Res	19 Decimal
HEDPUR	1200	17	MOHARDA(ANSH)	6(N)	464,465 N			URB_LAND_OR_Res	0 Decimal

**Property Details:**

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

**Particulars:**

Party Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
ENDOR	Binod Gour	Late Kandra Gour	Cult.	Other		vill - moharda, p.s - birsanagar, jsr
ENDOR	Anand Gour	Late Kandra Gour	Cult	Other		Vill - Moharda, P.S - Birsanagar, Jsr
ENDOR	Suresh Gour	Late Kandra Gour	Cult	Other		Vill - Moharda, P.S - Birsanagar, Jsr
ENDEE	Santanu Gope	Gopal Gope	Cult	Other		Vill - Moharda, P.S - Birsanagar, Jsr
Identifier	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr
Witness1	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr
Witness2	Din Bandhu Agarwal	Late R.K. Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr

**Charges:**

Description	Amount
Stamp	2.50
Registration	0.94
Stamp	12,540.00
Stamp	390.00
<b>Total</b>	<b>12,933.44</b>

*खसोड़ गौड़*

गवित्तियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

एवं साराश में हंपट फार्म के अनुरूप डाटा एंट्री की गई है।

*बिनोद गौड़, आनंद गौड़, सुरेश गौड़*

प्राथमिकीका हस्ताक्षर  
*Rahul*  
डाटा इंट्री ऑपरेटर के हस्ताक्षर

हय्या *लमेश अग्रवाल* पिता *एच. बी. एल. अग्रवाल*  
*काजीडीह* पेशा *ऑपरेटर* के को।

निबंधन विभागिकी का ही चयन  
*26/8/09*

आनंद गौड़



निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.35 Token Date: 26/08/2009 15:19:36  
Deed No./Year :6767/5705/2009  
Type: Sale Deed

Party Details	Photo	Thumb
<b>Binod Gour</b> Father/Husband Name:Late Kandra Gour (VENDOR) vill - moharda, p.s - birsanagar, jsr		
<b>Anand Gour</b> Father/Husband Name:Late Kandra Gour (VENDOR) Vill - Moharda, P.S - Birsanagar, Jsr		
<b>Suresh Gour</b> Father/Husband Name:Late Kandra Gour (VENDOR) Vill - Moharda, P.S - Birsanagar, Jsr		
<b>Santanu Gope</b> Father/Husband Name:Gopal Gope (VENDEE) Vill - Moharda, P.S - Birsanagar, Jsr		
<b>Ramesh Agarwal</b> Father/Husband Name:Late B.L.Agarwal (Identifier) 196, Kasidih,Sakchi,Jsr		
<b>Ramesh Agarwal</b> Father/Husband Name:Late B.L.Agarwal (Witness1) 196, Kasidih,Sakchi,Jsr	<input type="checkbox"/>	<input type="checkbox"/>

साहय नुमोष

Book No. I  
Volume 210  
Page 431 To 456  
Deed No 6767/5705  
Year 2009  
Date 26/08/2009 16:00:10

District Sub Registrar

Signature of Operator



जमशेदपुर

No.35 Token Date: 26/08/2009 15:19:36  
 /Deed No./Year :6767/5705/2009  
 ed Type: Sale Deed

N	Party Details	Photo	Thumb
	<b>Diu Bandhu Agarwal</b> Father/Husband Name:Lare R.K.Agarwal (Witness2) 196, Kasidih,Sakchi,Jsar	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

ok No. ..... 1 .....  
 lume ..... 210 .....  
 ge ..... 431 To 456 .....  
 ed No ..... 6767/5705 .....  
 ar ..... 2009 .....  
 e ..... 26/08/2009 16:00:10 .....

District Sub Registrar

*[Handwritten Signature]*

Signature of Operator

*[Handwritten Signature]*

*[Vertical Handwritten Signature]*

Sch. XIV-F.No. 180V

जिला का नाम जिला देहली

अनुमण्डल का नाम 611 मय

अंचल का नाम 4723754

नाम सर्कल नाम मौजा मय मोहाला

धाना वौ धाना नम्बर 1200

V रसीद मालगुजारी

फरद मालकी/फरद रैयती

नाम रैयत मय वल्लियत जमाबन्दी

वौ सकूनत नम्बर JB 41

म-2

Page-63

3702031

खाता संख्या <u>41-74 E-6</u>	खेसरा संख्या <u>41-4432 सम 464, 465 W</u>
---------------------------------	--

अराजी नकदी <u>0.15 485</u>	अराजी भावली <u>0</u>	तफसील हिसाब लगान भावली <u>मिफल शासक जीय (म-2) 27/10/10</u>
-------------------------------	----------------------	---

जोत का सालाना मांग मय तफसील (बकाया वौ हाल) मौजूदा साल का।

मांग बाबद <u>09/10</u>	सालाना	बकाया				हाल <u>09/10</u>
		तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	<u>150.00</u>					/
गुजारी } (भावली)	<u>37.50</u>					
सेस	<u>25.00</u>					
*सूद	<u>75.00</u>					
मुतफरकत	<u>30.00</u>					
मीजान	<u>367.50</u>					

तफसील अदायकारी

अदायकारी बाबद	तीन वर्ष से ज्यादा	बकाया				मोतालबा हाल <u>09/10</u>	फाजिल
		उरा वर्ष	2रा वर्ष	1ला वर्ष			
माल } (नकदी)					<u>150.00</u>		
गुजारी } (भावली)					<u>37.50</u>		
सेस					<u>25.00</u>		
*सूद					<u>75.00</u>		
मुतफरकत					<u>30.00</u>		
मीजान अदायकारी					<u>367.00</u>		

(1) मीजान कुल (लफजों में)

(2) नाम देहिन्दा - 09/10

(3) कुल बकाया - 9

मीजान अदायकारी (लफजों में)

दस्तखत वौ तारीख अमला तहसील कुनिन्दा

22/2/10

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

NCCP-2007  
9227/0910 of 19.10.10

आगत नुर्जय