



PRADIP R. SARKAR
 Advocate
 DISTRICT CIVIL COURT
 JAMSHEDPUR

File
 51,33,000/-
 8B
 Kadma
 8000/-
 205500/-

S. R. Banerjee
 21/03/2017



मम खाती नाल नवरी बानर्जी कन्या
 नाल खाती नवरी देवप्रसाद
 देवी रेखा नवरी देवप्रसाद

21/3/17

As Per Govt. Value : Rs 51,33,000/-

21/3/17

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 21st DAY OF MARCH 2017, AT JAMSHEDPUR, BY AND BETWEEN:

Smt Sima Rekha Banerjee Wife of Sri Satya Sadhan Banerjee, by faith Hindu, by Caste Brahmin, by occupation House Wife, by Nationality Indian, residing at No. 17 T.S. Flat, (old), Road No. 8, B.H. Area, Kadma, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter referred to as the **Seller** (Which expression shall unless excluded or repugnant to the context, mean and include the legal heirs, successors, executors, administrators, nominees and assigns etc.) of the One Part (PAN No. AVVPB9584C);

IN FAVOUR OF

- 1) Sri Hira Rajak Son of Late Ghasiram and
 - 2) Smt Sarita Devi Wife of Sri Hira Rajak,
- both by faith Hindu, by Caste Dhobi, by occupation No. 1 Service and No. 2 House Wife, by Nationality Indian, residing at Qtr. No. WB/33, Kathara Staff Colony, within P.S. Bokaro Thermal, District Bokaro, in the State of Jharkhand, hereinafter referred to as the **Purchasers** (Which expression shall unless excluded or repugnant to the context, mean and include the legal heirs, successors, executors, administrators, nominees and assigns etc.) of the **Other Part** (PAN No. ACDPR9997G and AOC PD2331R, respectively).

ATTESTED

24 JUN 2020
P. K. Bhagat
 Notary Public
 Regn. No. 2842 (J)
 JSR. East Singhbhum

S. R. Deemey
21/03/2017

NATURE OF DEED:

SALE DEED

TOTAL CONSIDERATION AMOUNT: Rs. 40,50,000/- (Rupees Forty Lakhs Fifty Thousands) only

Memo of Consideration

Cheque No.	Date	Amount (Rs.)	Drawn on Bank
874095	20.01.2017	2,00,000/-	State Bank of India, Dhanbad
874097	27.02.2017	6,10,000/-	State Bank of India, Dhanbad
085407	15.02.2017	32,40,000/-	HDFC Bank
Total		Rs. 40,50,000/-	

SCHEDULE

(Description of the property hereby Sold)

All that immovable property being a piece of raiyati homestead land measuring area 1440 Sq. ft. or 2 Kathas or 3.3 Decimals, together with a Single Storey residential house standing thereon measuring Built-up area 1000 Sq. ft., situated at Mouza Uliyan, within P.S. Kadma, Survey Thana No. 1158, Ward No. 2 JNAC, recorded in portion of New Plot No. 2182, under New Khata No. 932, corresponding to Old Plot No. 1099, under old Khata No. 31, in town Jamshedpur, District East Singhbhum, District Sub Registry Office at Jamshedpur, in the State of Jharkhand, which is bounded by:

On the North: Site of Mr Bhowmick,

On the South : Site of Padma Pradhan,

On the East : 6' ft. wide proposed Road,

On the West : Site of Sagar Gorai.

Annual Ground Rent payable to the landlord, the State of Jharkhand through C.O., Jamshedpur.

ATTESTED
24 JUN 2020
P. K. Bhagat
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Regn. No. 2842
JSP, East Singhbhum

WHEREAS, the Seller is the sole, absolute, lawful bonafide owner of the Schedule above property and have been in physical possession and occupation over the said property without any let, hindrance or disturbances from any corner, as the lawful, absolute, bonafide owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, by the execution of a Registered Sale Deed bearing Deed No. 1897 dated 22.05.1992, Registered at District Sub-Registry office at Jamshedpur, the landed property described in the Schedule above was purchased by the Seller above named from its previous lawful owners Smt Usha Dixit Wife of Sri Hari