



30.5.2012

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अनीता रंजन
KPRampain

Kayastha, by faith Hindu, by nationality Indian, by occupation (1) Housewife, and (2) Service, both residents of 59, Shailputri, Vastu Vihar, Baridih, P.S. Birsanagar, town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **PURCHASERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**;

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs. 3,80,000/- (Rupees three lakh, eighty thousand) only.

WHEREAS the SELLER is the absolute and lawful owner of ALL THAT piece and parcel of raiyati homestead land measuring 1600 Sq.ft. or 2 Kathas and 4 Dhuls (more or less) fully described in the Schedule below, which he purchased from its former owners Santosh Kumar Sahu, son of Late Sukru Sah and Binod Sahu, son of Late Chaitan Sahu, by virtue of registered Sale Deed No. 2661 dated 23.03.2005 registered at District Sub-Registry Office, Jamshedpur executed by their constituted Attorney Dusmanto Paul, and came in peaceful and exclusive possession of the same;



झारखण्ड JHARKHAND

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अनीता रंजन
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31/12/10-5/12
30.5.2012

3

AND WHEREAS while in possession said SELLER got the said land mutated in his name through the Office of the C.O., Jamshedpur, vide Mutation Case No. 1814/2005-06 order dated 20.02.2006 and he has been in peaceful physical possession over the same without any let, hindrance or disturbance from any corner and is the lawful owner thereof by exercising all acts of ownership thereto, and by paying ground rent in his own name to the Superior landlord;

AND WHEREAS the SELLER, being in urgent need of money, voluntarily expressed his intent of selling his schedule below property and the PURCHASERS agreed to purchase the same;

NOW THIS DEED OF SALE WITNESSETH:

1. That the full and final consideration money for the Schedule below property has been fixed at Rs. 3,80,000/- (Rupees three lakh, eighty thousand) only between the abovenamed SELLER and the PURCHASERS.
2. That the PURCHASERS have paid the said sum of Rs. 3,80,000/-

30.5.2012
30.5.2012

SELLER with respect to the Schedule below property and the PURCHASERS are either dispossessed or deprived as whole or part thereof or put to any loss in any manner in the event the SELLER will be liable to compensate the losses sustained by the PURCHASERS.

6. That the PURCHASERS will get the Schedule below property mutated in their names in the office of the Authority concerned and all rents and taxes will be paid by them.

7. That the SELLER has delivered all relevant documents with respect to the Schedule below property to the PURCHASERS.

8. That the property hereby sold not comes within the provision of Sec. 46(1-B) of the C.N.T. Act 1908.

अतिरिक्त 2012
K.P. Manjori

SCHEDULE

(Description of the property hereby transferred)

In the District East Singhbhum, Pergana Dhalbhum, District Sub-Registry Office & town Jamshedpur, Mouza Moharda, P.S. Birsanagar, Thana No. 1200, Ward No. 17 JNAC, recorded under Khata No. 14, Part of Plot No. 4522, area measuring North to South - 50'ft., East to West - 32'ft., = 1600 Sq.ft. i.e. more or less 2 Kathas and 4 Dhuls or 3.667 Dec. of Homestead land;

Which is butted and bounded as follows:

NORTH : Dhananjay Gope;

SOUTH : 10'ft. Wide Road, then Plot No. 4525;

EAST : Amulya Ratna Acharya;

WEST : Smt. Manjula Das



NOTE : The land aforementioned is situated on the Branch Road.

Ground rent of Rs. 0.50 Paise only is payable to the landlord the State of Jharkhand, through C.O., Jamshedpur.

30.5.2012
30.5.2012

at Jamshedpur on the date, month and year first above mentioned.

WITNESSES:

1.  30/5/12 Aman Kumar Choudhary son of store Udit Narayan Choudhary, Bostan side Baridih Jamshedpur
2.  30/5/12 Kalit Kishore Bhal, Sub. Colr. P.M. Bal Sidaramdara


Drafted, read over and explained the contents of this deed to the executants who admit the same to be true and correct.

अनीता रजन
K.P. Ranjan

ATTESTED
K.P. Ranjan
Advocate
Civil Court

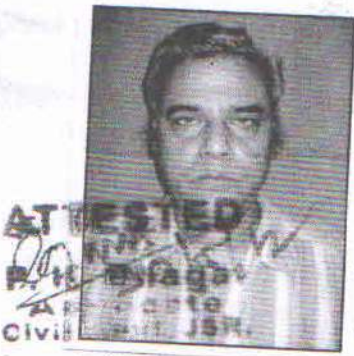


अनीता रजन 30.5.2012


Advocate. 30/5/12



अनीता रजन 30.5.2012



K.P. Ranjan
30/05/2012
(KUMAR PURANJAY RANJAN)

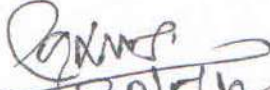


SIGNATURE OF THE PURCHASERS

K.P. Ranjan
30/05/2012
(KUMAR PURANJAY RANJAN)

Certified that the five finger prints of the left hand of each person, whose photographs are affixed in the document, have been obtained by me or before me.

Printed through Computer by :
Jamshedpur Court 30/5/12


Advocate 30/5/12



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

ken No: 4

Token Date/Time: 30/05/2012 11:55:11

| | | | |
|--------------------------|--|-------------------|--------------------|
| Document Type | Sale Deed | Presenter | Udit Narayan Kanth |
| Presenter Name & Address | Qr.No. 55, Tata Foundry Colony, Old Baridih, P.S Sidhgora, Jsr | Date of Entry | 30/05/2012 |
| Stampable Doc. Value | 380000 | DOE | Total Pages 16 |
| Document Value | 380000 | Stamp Value 15200 | Book 1 |
| Special Type | | Serial No. 0 | CNO/PNO |
| Remarks / Other Details | | | |

Handwritten signature and date: 30/5/12

Property Details:

| Anchal | Th.No. | Wrd/Hlk | Mauza | Kh. No. | Plot No | Plot Type | H No | Category | Area | Min. Value |
|------------|--------|---------|---------|---------|---------|-----------|------|----------|---------------|------------|
| JAMSHEDPUR | 1200 | 17 | MOHARDA | 14 | 4522(P) | | | OR_RES | 3.667 Decimal | 377701 |

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 | Udit Narayan Kanth | Late Raj Krishna Kanth | Service | Other | | Qr.No. 55, Tata Foundry Colony, Old Baridih, P.S Sidhgora, Jsr |
| 2 | VENDEE | Anita Ranjan | W/O Kumar Puranjay Ranjan | H.W | Other | | 59 Shailputri, Vastu Vihar, Baridih, P.S Birsanagar, Jsr |
| 3 | VENDEE | Kumar Puranjay Ranjan | Late Umakant Karn | Service | Other | | 59 Shailputri, Vastu Vihar, Baridih, P.S Birsanagar, Jsr |
| 4 | Identifier | Aman Kumar Choudhary | Udit Naryan Choudhary | Service | Other | | Chandrakant Niwas Vastu Vihar, Baridih, Jsr |
| 5 | Witness1 | Aman Kumar Choudhary | Udit Naryan Choudhary | Service | Other | | Chandrakant Niwas Vastu Vihar, Baridih, Jsr |
| 6 | Witness2 | Lalit Kishore Bahal | Late R.N. Bahal | Business | Other | | Sitaramdera, Jsr |

Fee Details:

| SN | Description | Amount |
|-------|-------------|-----------|
| 1 | LL | 2.50 |
| 2 | PR | 0.94 |
| 3 | A1 | 11,400.00 |
| 4 | SP | 240.00 |
| Total | | 11,643.44 |

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

Handwritten signature and date: 30/5/12
प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष
स्वीकार किया
जिसकी
पहचान पिता
निवासी पेशा ने की।

Handwritten signature: अनीता रंजन
Handwritten signature: Anita Ranjan

Handwritten signature and date: 30/5/12
निबंधन पदाधिकरी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.4 Token Date: 30/05/2012 11:55:11

Serial/Deed No./Year :3271/2570/2012

Deed Type: Sale Deed

| SN | Party Details | Photo | Thumb |
|----|---|-------|-------|
| 1 | Udit Narayan Kanth Father/Husband Name:Late Raj Krishna Kanth (VENDOR) Qr.No. 55, Tata Foundry Colony,Old Baridih, P.S Sidhgora, Jsr | | |
| 2 | Anita Ranjan Father/Husband Name:W/O Kumar Puranjay Ranjan (VENDEE) . 59 Shailputri, Vastu Vihar, Baridih, P.S Birsanagar,Jsr | | |
| 3 | Kumar Puranjay Ranjan Father/Husband Name:Late Umakant Karn (VENDEE) 59 Shailputri, Vastu Vihar, Baridih, P.S Birsanagar,Jsr | | |
| 4 | Aman Kumar Choudhary Father/Husband Name:Udit Naryan Choudhary (Identifier) Chandrakant Niwas Vastu Vihar, Baridih,Jsr | | |
| 5 | Aman Kumar Choudhary Father/Husband Name:Udit Naryan Choudhary (Witness1) Chandrakant Niwas Vastu Vihar, Baridih,Jsr | | |
| 6 | Lalit Kishore Bahal Father/Husband Name:Late R.N. Bahal (Witness2) Sitaramdera,Jsr | | |

Book No. I
Volume 115
Page 303 To 318
Deed No 3271/2570
Year 2012
Date 30/05/2012 12:21:52

District Sub Registrar

Signature of Operator