

346 Sale Value 8,50,000/- P.S. Kadma 2886



T-42
12/4/10

44

झारखण्ड JHARKHAND

Stamp 34000/- 002134



ATTORNEY

ADVOCATE, KOLKATA HIGH COURT,
DIST. COURT, JAMSHEDPUR

Sashi Kant Behera
12/4/10



DEED OF TRANSFER BY SALE

THIS DEED OF TRANSFER BY SALE IS MADE ON THIS THE 12th
OF APRIL, 2010, AT JAMSHEDPUR; BY :

Mrs. BHAGABATI BEHERA, Wife of Sri Sashi Kant Behera
and daughter of Late Kisto Chandra Behera, by faith
Hindu, by nationality Indian, by occupation House Wife,
resident of Holding No. 1, Road No. 4, Ramnagar, P.S.
Kadma, in town Jamshedpur, District Singhbhum, State of
Jharkhand, represented by her duly constituted Attorney
SRI SASHI KANT BEHERA, son of Late Gurucharan Behera,
by faith Hindu, by nationality Indian, resident of
Uliyan, P.O. & P.S. Kadma, in town Jamshedpur, District
East Singhbhum, vide General Power of Attorney No.IV-129
(Sl.No. 7339) registered in the office of the District
Sub-Registrar, Jamshedpur on 3.2.2010, hereinafter called

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Leopaid
AO 8500=00
L.L.R. - 250
P.F. - 004

दस्तावेज जाँची
8000
हस्ताक्षर

5000Rs.



Shobhi Raut Bhalra
12/11/2010

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the ' Vendor/Transferer ' of the ONE PART;

IN FAVOUR OF

MR. KHURSHID HASSAN, son of Md. Islam, by faith Muslim, by nationality Indian, by occupation Business, resident of Hayat Complex, Baba Furnitures, Block No. 2, Shastri-nagar, P.O. & P.S. Kadma, in town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the ' Purchaser/Transferee ' of the OTHER PART;

NATURE OF DEED : DEED OF TRANSFER BY SALE

CONSIDERATION AMOUNT : Rs.8,50,000/- (Rs. eight lakh, fifty thousand) only;

In this Deed of Transfer by sale the following expression unless repugnant to the context shall have the meaning assigned thereto : -



Shashi Ranu Behera
12/11/09

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a/ The Vendor/Transferer means the said Smt. Bhagabati Behera, includes her heirs, successors, administrators, legal representatives, attorney and assigns;

b/ The Purchaser/Transferee means the said Mr. Khurshid Hassan, includes his heirs, successors, administrators, legal representatives and assigns;

c/ The Immovable property means ALL THAT piece and parcel of land 0.10 Acre being in portion of Old Plot No.661, under Old Khata No. 15, corresponding to present Survey Plot No. 1246 under Present Survey Khata No. 131, of M₀uza Gamariagora, P.S. Kadma, Thana No. 1157, recorded under Ward No. 1 JNAC, in town Jamshedpur, District East Singhbhu together with all its advantages, privileges etc. more



Shashi Kant Behera

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particularly described in the Schedule 'A' hereunder written, is the subject matter of this Deed of Transfer by Sale;

WHEREAS one Kisto Chandra Behera, since deceased purchased and acquired of ALL THAT land measuring 0.10 Acre being portion of Old Plot No. 661, under Old Khata No. 15, of Mouza Gamariagora, more particularly described in the Schedule 'A' hereunder written, from its former owners Gunadhar Paramanik and Sadananda Paramanik, both sons of Late Nimai Paramanik, by registered Sale Deed No. 8035 (Sl.No. 8267) dated 12.6.1974 registered at Sub-Registry Office, Jamshedpur, and said Kisto Chandra Behera came in physical possession over the said plot of land and had been in possession over the said land till his death;

AND WHEREAS upon the death of said Kisto Chandra Behera

1000Rs.



Sarashwati Behera
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the entire property devolved upon and vested to his four daughters namely (1) Navbati Behera, (2) Malti Behera, (3) Saraswati Behera (all since deceased) and (4) Bhagwati Behera, as his legal heirs in respect of the said plot of land;

AND WHEREAS the aforesaid Navbati Behera and her husband Lakshman Behera both since deceased and they had no issue; and similarly Malti Behera and her husband Gokul Behera both since expired and they had no issue and lastly said Saraswati Behera and her husband Ramesh Behera both since expired and they had no issue;

AND WHEREAS during the life time of aforementioned sisters got their names mutated in the records of superior landlord through the office of C.O. at Jamshedpur vide Mutation Case No. 532/94-95 order dated 18.7.1995;

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1000Rs.



Shashi Rani Behera

12/11/10

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AND WHEREAS the said Bhagwati Behera, the Vendor hereof is the only surviving legal heir and successor of deceased Kisto Chandra Behera, and in need of money to meet up day to day family expenses and/or to clear up debts etc. the Vendor has decided to sale and dispose of the said land through her Constituted Attorney to any party;

AND WHEREAS on being approached by the purchaser, the Vendor has agreed to sell and dispose of the Schedule 'A' below property for a total consideration of Rs.8,50,000/- (Rs. eight lakh, fifty thousand) only and at the same time the purchaser has agreed to purchase the same;

NOW THIS DEED OF TRANSFER BY SALE WITNESSETH :

01). That in pursuance of the above agreement and in consideration amount of Rs.8,50,000/- (Rs. eightlakh fifty

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Shashi Kant Bhatia

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thousand) only paid by the purchaser to the Vendor the receipt whereof the said sum does hereby acknowledge by the Vendor, having been received as full, final and highest consideration amount, against ABSOLUTE AND OUTRIGHT sale and transfer of the said land more fully described in the Schedule 'A' hereunder written, to the purchaser, the Vendor by these present does hereby sale, convey, transfer, deliver, and assign unto the purchaser ALL THAT land more fully described in the Schedule 'A' hereunder written, together with all right, title, interest, privileges, advantages and whatsoever lying therein or standing thereon, TO HAVE AND TO HOLD the same without any interruption or disturbance by and from the Vendor including any/more person/s claiming through and/or in trust of him, with all right, title, interest and possession, which the Vendor herebefore enjoyed in respect of the said land.

02). That the Vendor is completely divested of all her 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.

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Shobhikant Bhatia

12/11/08

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03). That the Vendor on receipt of full consideration amount from the purchaser hereby delivers free and peaceful possession of the Schedule 'A' below land in favour of the purchaser and delivers all relevant documents, papers, receipts etc. in respect of the land to the purchaser.

04). That the purchaser will be at liberty to get his name mutated in the records of the Superior landlord through the Office of learned C.O. at Jamshedpur in respect of the said land and will pay the ground rent and other taxes thereof to the concerned authority and/or through the office of the C.O. at Jamshedpur and/or concerned authority.

05). That hence onwards the purchaser out of his own fund or through any financial sources of Govt., Bank shall use the said land fit for residential / commercial purposes and shall thereafter construct house, building, structures over the said plot of land and/or use the land and will hold, enjoy, possess the same as its lawful owner with full powers to convey, transfer, mortgage, assign and/or otherwise alienate the same or part thereof and/or any manner the purchaser likes.

Shobhi Kant Beteza

12/11/06

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06). That the Vendor/Transferer hereby declares and covenants : -

i). she is the lawful and bonafide owner of the immovable property described in the Schedule 'A' hereunder written, which she inherited upon the death of her father and three sisters, and there is no other co-owner or co-sharer or co-claimant in this property.

ii). prior to sell and execution of this deed of sale the Vendor/transferer has not sold or transferred, conveyed, delivered or mortgaged of the said land or part thereof to any party, person, concern or institute and the said land or part thereof is free from all encumbrances, charges, liens etc.

iii). the Vendor hereby assures the purchaser to execute any further paper and document at the cost of the purchaser that may require and/or deem to be required hereafter for mutating the said land in the name of the purchaser/transferee and for his peaceful possession for ever.

iv). in case the purchaser/transferee suffers or sustains any loss or damage and/or deprives from the said property or part thereof due to defect title of the Vendor/transferer, in that event the Vendor/transferer shall be liable to compensate the purchaser for such losses and damages,

Shashi Kant Acharya

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together with all expenses that may incur to get his title perfected in the said land.

SCHEDULE 'A'

(above referred to)

ALL THAT piece and parcel of homestead land measuring 0.10 Acres or 10 Decimals being in portion of Old Plot No. 661 under Old Khata No. 15, corresponding to present Survey Plot No. 1246 under present Survey Khata No. 131, of Mouza Ganariagora, Thana No. 1157, P.S. Kadma, recorded under Survey Ward No. 1 JNAC, town Janshedpur, District East Singhbhum, State of Jharkhand, including all its advantages, privileges, amenities and services etc.

Which is bounded and butted as follows : -

NORTH BY : Road;

SOUTH BY : Vacant land;

EAST BY : Road;

WEST BY : House of Kanai Sharma;

Note : The above mentioned property is situated in the Branch Road;

Ground rent, other taxes, payable to the landlord, the State of Jharkhand, through the Office of the C.O. at Janshedpur

IN WITNESS WHEREOF the Executant has signed this Deed of

Shaghi Kant Bhatia
12/11/10

Transfer by sale, on this the day, month and year first mentioned above at the outset.

Read over and explained the contents of this Deed to the Executant, who admitted the same to be true and correct.

WITNESSES :

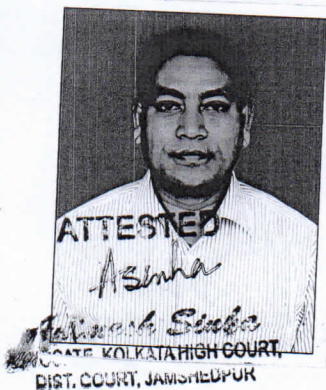
Asim
12/4/2010

1. *Asim Rajal* (AJAY RAJAL) Sangh. Secy.

2. *Hassam* 12/4/2010
Dr. Shahid Ahmed Ansari R.C. Rajal
S/o. A.J. Ansari

Typed by :
L.K. Bahal 12/4/2010
L.K. Bahal, Jsr.

Drafted by :
Asim 12/4/2010
Advocate, Jsr. Co.



Kh. Hassam Khurshid Hassam

SIGNATURE OF THE PURCHASER 12/10/2010
Certified that the fingers' prints of the left hand of each persons, whose photographs are affixed in this deed, have been obtained by me.

Asim 12/4/2010
Advocate.



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

Token No: 42

Token Date/Time: 12/04/2010 13:39:13

Document Type	Sale Deed	Presenter	Sashi Kant Behera
Presenter Name & Address	Uliyan Kadma, P.S - Kadma, Jsr	Date of Entry	12/04/2010
Stampable Doc. Value	850000	Total Pages	26
Document Value	850000	Book	1
Special Type		CNO/PNO	
Remarks / Other Details		Stamp Value	34000
		Serial No.	0

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1157	1	GAMHARIA GODA	131	1246			OR_RES	10 Decimal	820000

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	Sashi Kant Behera (Attorney Holder)	Late Gurucharan Behera	Cult.	Other		uliyen kadma, p.s - kadma, jsr
2	VENDEE	Khurshid Hassan	Md. Islam	Business	Other		hayat complex, block no - 2, shastri nagar p.s - kadma, jsr
3	Identifier	Ajay Rajak	Late R.C.Rajak	Business	Other		kagalnagar sonari, jsr
4	Witness1	Ajay Rajak	Late R.C.Rajak	Business	Other		Kagalnagar, Sonari, Jsr
5	Witness2	Irshad Ahmed Ansari	A.J.Ansari	Business	Other		bhalubasa, jsr

Fee Details:

SN	Description	Amount
1	LL	
2	P	2.50
3	A1	0.94
4	SP	8,500.00
	Total	390.00
		8,893.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

शशि कान्त बेहरा

Shashikant Behera

प्रस्तुतकर्ता का हस्ताक्षर

Rahul

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

अजय राजक
सोनी

पिता

पेशा

ए. जाल. लालक
अजय

निबंधन पराधिकारी का हस्ताक्षर

12/4/10



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.42 Token Date: 12/04/2010 13:39:13
Serial/Deed No./Year :3466/2886/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sashi Kant Behera (Attorney Holder) Father/Husband Name:Late Gurucharan Behera (VENDOR) uliyar kadma, p.s - kadma, jsr		
2	Khurshid Hassan Father/Husband Name:Md. Islam (VENDEE) hayat complex, block no - 2, shastri nagar p,s - kadma, jsr		
3	Ajay Rajak Father/Husband Name:Late R.C.Rajak (Identifier) kagalnagar, sonari, jsr		
4	Ajay Rajak Father/Husband Name:Late R.C.Rajak (Witness1) Kagalnagar, Sonari, Jsr		
5	Irshad Ahmed Ansari Father/Husband Name:A.J.Ansari (Witness2) bhalubasa, jsr		

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Volume 107
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Deed No 3466/2886
Year 2010
Date 12/04/2010 16:06:36

District Sub Registrar

Signature of Operator