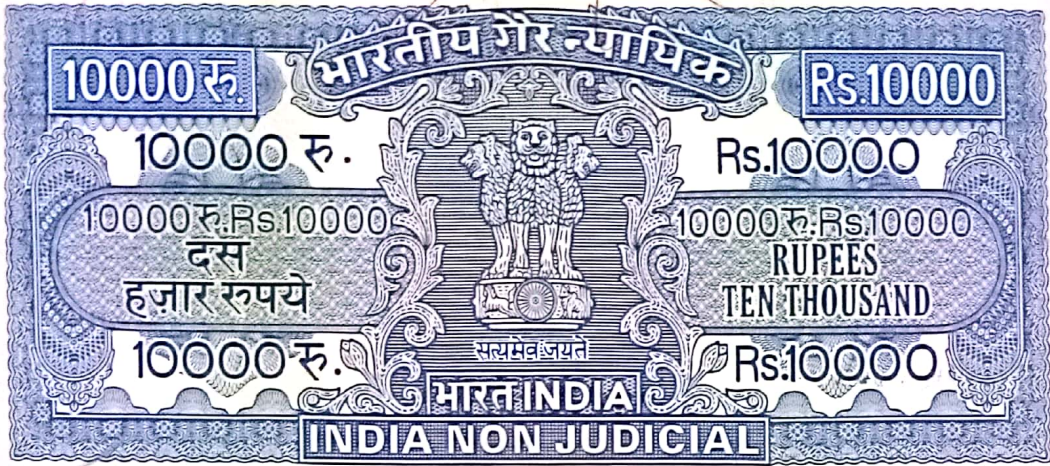


₹ Sale value 264000/- Ration 2269



48  
14/11/04  
श्रीमन्तिन लाल शंकरका  
किताब नं० ६२५ यम  
६८०  
14/11/04

Santosh Kumar  
Shankarka  
14-10-04  
03AA 790364  
9-10560

SALE DEED

This Deed of Sale is made on this the 14<sup>th</sup> day of October 2004 at Jamshedpur B Y :-

Shri Santosh Kumar Shankarka son of Shri Charanjee Lal Shankarka, by faith Hindu, by occupation business, Nationality Indian, resident of Kadma, P.S. Kadma, town Jamshedpur, District Singhbhum East; a lawful attorney of

- 1) Mahabir Prasad Shankarka
- 2) Ramesh Kumar Shankarka
- 3) Rajendra Kumar Shankarka

all sons of Shri Charanjee Lal Shankarka vide registered General Power of Attorney Deed No.IV-1206 dated 16.12.2003, IV-1230 dated 22.12.2003 and IV-1243 dated 22.12.2003 all registered at District Sub Registry office at Jamshedpur; hereinafter called the Vendor of the one part:

contd....2

feepais  
AQ 264000  
NO 3600  
267600  
2050  
2094  
267900  
14/11/04





-- 2 :-

IN FAVOUR OF

Mr. Sanjiv Mahato son of Sri Sudan Chandra Mahato  
by faith Hindu, by occupation business, resident of  
202, Deshpriya Apartment, Doranda, Ranchi at present  
residing at Kadma, P.O & P.S. Kadma, town Jamshedpur  
District Singhbhum East, hereinafter called the Purchaser  
of the other part.

Nature of Deed : Sale Deed  
Consideration Money : Rs.2,64,000/-  
(Rupees two lakhs sixty four thousand) only.

SCHEDULE

In District Singhbhum East, District Sub Registry office  
and town Jamshedpur, in Mouza Uliyan Thana No. 1158 P.S  
Kadma in ward No.2 J N A C, all that piece and parcel of  
raiyaati homestead land recorded under :-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
R/S 54 (old)	R/S 1033	B-K-D
New 635	New 688/2781	0-3-0 kathas (i.e. 50'x44'ft) more or less.
i.e. in side measurement -		
North-South	50'ft	
East-West	44'ft	

contd...3





--: 3 :-

*Sanjay Kumar  
Shankar  
14-10-24*

bounded by :-

North : Rest portion of this plot No.1033,  
Harmohan Mahato

South : Road

East : Rest portion of this plot No.1033,  
Harmohan Mahato & others

West : Proposed Road

Annual Rent Rs 9/- payable to the landlord the state  
of Jharkhand through the C.O. Jamshedpur.

Whereas the executants of the aforesaid G.P.A  
have purchased the above property from one Harmohan  
Mahato son of late Ghasiram Mahato by means of a  
registered Sale Deed No. 7538 dated 20.8.70 through  
their natural guardian father Sri Chiranjilal Shankarka  
s/o late Kishanlal Shankarka and since then the executants  
are in peaceful physical possession over the same without  
any interruption of others and they have assigned and  
empowered their aforesaid attorney/vendor to dispose off  
the same.

And whereas the vendor is legally empowered  
being a lawful attorney of the schedule above property  
which is fully described in the schedule above and is

contd....4





-: 4 :-

in peaceful physical possession over the same and has every right, power and authority to dispose off the same in the manner he likes.

And whereas the lawful attorney, Sri Santosh Kumar Shankarka claims that minor Mahadeo Prasad Shankarka has changed his name to Mahabir Prasad Shankarka and the very same person granted him aforesaid General Power of Attorney vide Deed No. IV-1206 dated 16.12.2003.

And whereas the vendor being in need of money approached the purchaser for sale of his aforesaid land and the purchaser offered Rs. 2,64,000/- (Rupees two lakhs sixty four thousand) as the price of aforesaid land.

And whereas the vendor received Rs. 2,64,000/- (Rupees two lakhs sixty four thousand) only as consideration money from the purchaser and does hereby convey his land fully described in above schedule to the purchaser by this deed of sale.

contd...5

-: 5 :-

Santosh Kumar -  
Shankar Singh  
14-10-04

That all the right, title and interest of the above land of the vendor is now vested in the purchaser and the purchaser with his heirs will enjoy and possess the same for ever without any interruption of others.

That the vendor or his heirs and successors will have no claim over the land hereby conveyed.

That the delivery of possession of the above land has been given in favour of the purchaser and the purchaser will pay rent of the above land to the landlord in place of the vendor.

That the vendor will have no objection whatsoever if the aforesaid land is mutated and transferred in the name of the purchaser in the office and record of landlord the state of Jharkhand and the vendor hereby undertakes to assist and co-operate the purchaser in such matters.

contd...6

-: 6 :-

That the land hereby conveyed is free from all encumbrances and if it transpires that the said land is not free from all encumbrances then the vendor with his heirs and successors will be civilly and criminally liable to the purchaser and his heirs and successors and will be bound to make good loss, if any, sustained by the purchaser or his heirs and successors.

That the terms vendor and purchaser used in this deed of sale will mean and include, unless repugnant to the context, their respective heirs and successors also.

In witness whereof the vendor has hereunto set and subscribed his hand on this deed today, the day, month and year mentioned above at Jamshedpur.

contd... 7

Santosh Kumar  
Shankar Das  
14-10-04

--: 7 :-

Read over and explained the contents  
of this sale deed to the vendor who admitted  
the same to be true and correct.

Sapna Devi  
14/10/04

Drafted by : Sh. Samrat Das  
Advocate, Jsr 14/10/04

Witnesses :

1. Potengop  
14/10/04

2. Raj Kumar Das  
14/10/04

Typed by : G.B. Rana  
G.B. Rana, Jsr Court

Certificate

Certified that the original and duplicate  
deed are the exact copy of each other and  
each contains 1595 words.

Sapna Devi  
14/10/04



झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग  
लगान रसीद

V

Sch XIV F. No. 180V

जिला का नाम खुशी संखुम  
अनुमण्डल का नाम धालुखुम  
अंचल का नाम रामशदपुर  
मौजा उलिम 1158  
थाना वी थाना नम्बर

रसीद क्रमांक JH 12 A006147  
रैयत का नाम संशोधन मठ  
पिता का नाम  
जमाबन्दी नम्बर 141/वोल-VI

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
<u>54/अ१२(0)</u>	<u>1033/P, 688/2781</u>	<u>0-03-00 4661</u>

635(N) जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का W-P

मांग हाल	वार्षिक	बकाया			विगत वर्ष	2014-15
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
लगान	<u>9.00</u>					
सेस	<u>2.25</u>					
*ब्याज	<u>4.50</u>					
विविध	<u>4.50</u>					
योग	<u>1.80</u>				<u>154.35</u>	<u>22.05</u>

22.05 भुगतान का विवरण

अदायगी	बकाया			विगत वर्ष	हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष			
लगान				<u>63.00</u>	<u>9.00</u>	
सेस				<u>91.35</u>	<u>13.05</u>	
*ब्याज						
विविध						
योग				<u>154.35</u>	<u>22.05</u>	<u>176.40</u>

- कुल योग शब्दों में २४ रा १६६४२ रुपया चालीस पचास मात्र
- नाम अदाकर्ता
- कुल बकाया

5/2/15  
(हल्का कर्मचारी)

हस्ताक्षर एवं दिनांक

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

SPL/2013