

₹ 25000 value (₹ 64000) - 10/10/04 2269



Handwritten notes in Hindi, including 'श्री चरनजी लाल शंकरका' and 'श्री संतोष कुमार शंकरका'.

Handwritten notes in English: 'Santosh Kumar Shankarka', '10/10/04', and '₹ 10560'.

03AA 790364

SALE DEED

This Deed of Sale is made on this the 10<sup>th</sup> day of October 2004 at Jamshedpur B.Y. :-

14/10/04

for plain

₹ 96400  
₹ 3600

₹ 96760

₹ 2.50  
₹ 10.94

₹ 9679.44

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

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

all sons of Shri Charanje 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

Handwritten signature: Santosh Kumar





-- 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>lot No.</u>	<u>Area</u> B-K-D
R/S 54 (old)	R/S 1033	0-3-0 kathas
New 635	New 688/2781	(i.e. 50'x44'ft) more or less.

i.e. in side measurement -  
North-South 50'ft  
East-west 44'ft

contd...3

*Sanjiv mahato*





-: 3 :-

*Sanjay Mahato*  
*Shankarka*  
 14-10-00

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

*Sanjay Mahato*





-: 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

*Mahabir Prasad Shankarka*

-: 5 :-

Sant. Kumar -  
Shankar  
14-10-01

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

Sant. Kumar



Santosh Kumar  
Shankar  
14-10-24

-: 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

Sardar Murtaz  
Shahabadi  
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.

*Sopar Deed*  
14/10/04

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

Witnesses :

1. *Ratengop*  
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.

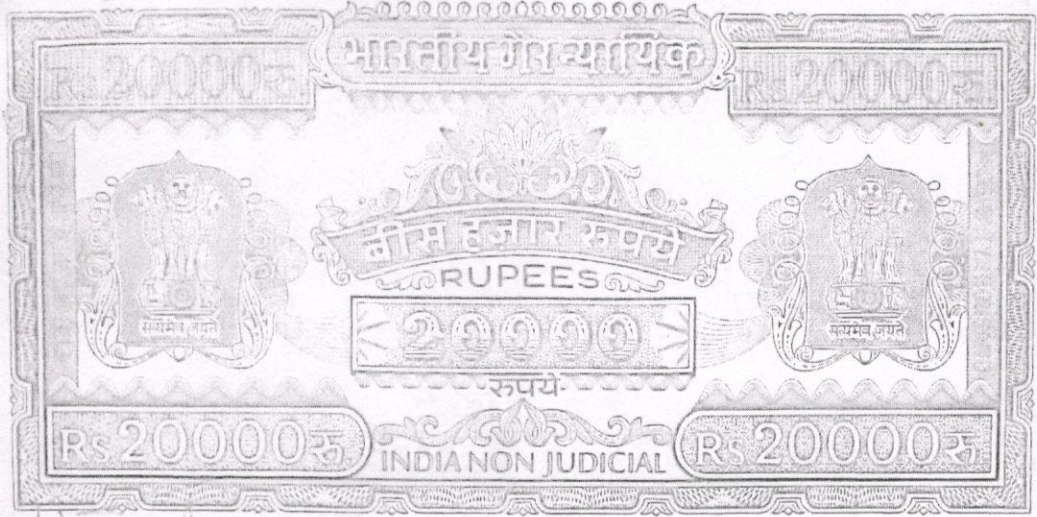
*Sopar Deed*  
14/10/04

*Sanyir Mahabadi*



₹ 8000 Katora Side R. 2, 43,000/-

५५-६६



Handwritten notes in Hindi, including '24/10/2002' and '62'.

Rs. 20,500 = 00

OICC 947596

Handwritten notes in Hindi, including 'Rs. 25,360 = 00' and 'Rs. 25,360 = 00'.

24/10/2002

This Deed of Sale... October, 2002 at Jamshedpur, by Sri Debansh Mahato son of late Bamohan Mahato and Sri Subhash Mahato son of late Dharani Dhar Mahato; both by faith Hindu, by occupation service, residents of Uliyan Kadma, P.S. Kadma, town Jamshedpur, District Singhbhum East through his legal attorney Sri Sudan Chandra Mahato son of late Lal Mohan Mahato by faith Hindu, resident of 66's VIIth Phase (South) Adarshnagar Sonari, P.S. Sonari, Jamshedpur-11 power granted through registered irrevocable power of attorney dated 2.2.1998 at Sub Registry office Chatshila registered under Book No. IV-2 on behalf of the said Debansh Mahato and registered irrevocable power of Attorney dated 13.4.98 registered under Book IV 9 at Chatshila registry office on behalf of Subhash Mahato.

Handwritten notes: 'A.D. 4860=00', 'R.M. 27-00', 'S. D. 210', 'P. Fay 274', '4890.44'.

24/10/2002

Contd... 2

Handwritten signature: 'Sanyal Mahato'





-- 2 :-

Sudha chandra mahato  
witness

IN FAVOUR OF

Sri Sanjiv Mahato son of Sri Sudan Chandra Mahato by faith Hindu, by occupation business, resident of D2/26 sangam Vihar sonari P.S. sonari, town Jamshedpur, District Singhbhum East, hereinafter called the purchaser.

Witnesseth as follows :

Whereas, the said Debasish Mahato and Subhash Mahato one of the owners of the part and parcel of land measuring more or less 16,691 sft situated under Mouza Uliyan, Ward No. 2 R.S. Khata No. 54, R.S. Plot No. 1033 corresponding to new Khata No. 1076, new Plot No. 688 in which the vendor acquired 1/4th and 1/10th share after the death of Harmanohan Mahato and late Dharani Dhar Mahato respectively.

And whereas the schedule below property fell in the share of the vendor being undemarcated share within the entire

Contd... 3

Sanjiv Mahato





:- 3 :-

*Sudam Chandra Mahato*

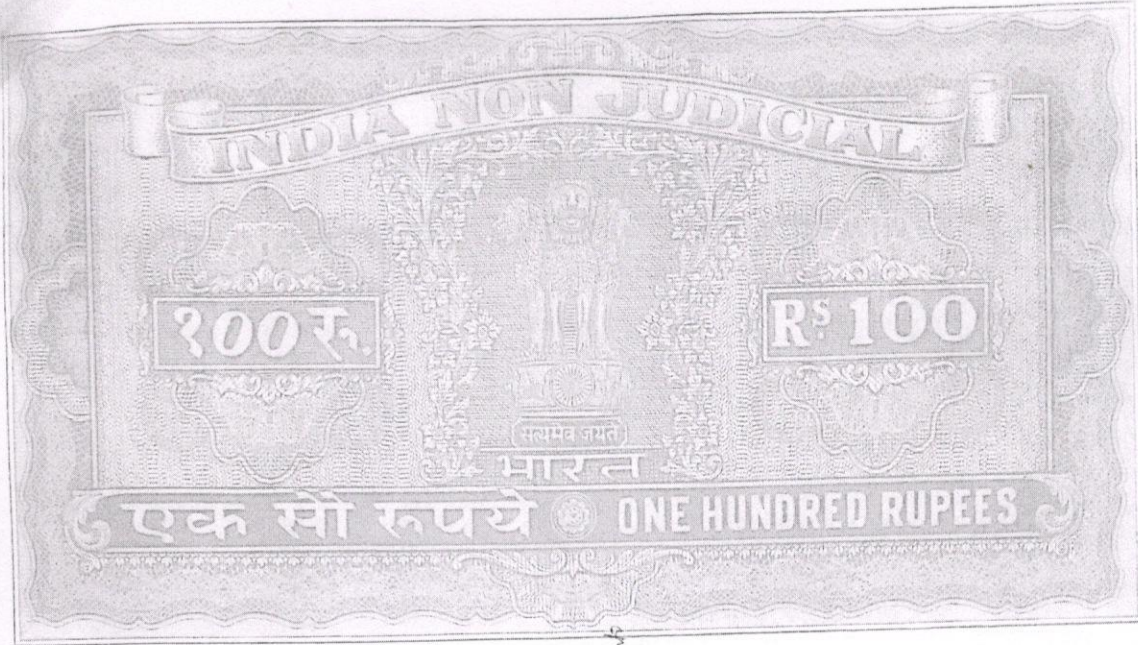
property of late Charan Mahato who was the common ancestor of all the co-sharers.

And whereas by an agreement dated 1.2.1998 between the said Debashish Mahato & M/s Subham & by agreement dtd 15.2.99 between Subhash Mahato and M/s. Subham, a registered partnership firm, registered under the Indian partnership Act having its office at 66 'S' VII th phase (South) Adarshnagar, Sonari, Jamshedpur-11 the vendor had transferred the right to sale of his undivided & undemarcated share in the schedule below property to M/s. Subham and for the execution of the same one of the partners of M/s. Subham Sri Sudan Chandra Mahato son of Late Lal Mohan Mahato was granted irrevocable power of attorney, power granted through registered irrevocable power of attorney dated 2.2.98 at sub Registry office Ghatshila registered under Book No. IV 2 and registered irrevocable power of attorney dated 13.4.98 registered under Book IV 9 at Ghatshila.

Contd...4

*Sudam Mahato*





.. 4 :-

Sudan, Chandra Mahato  
21/11/02

And whereas the purchaser has entered into an agreement dated 23.9.02 with M/s. Subham to purchase the schedule below property alongwith the rights of M/s. Subham as derived from the agreement dated 3.2.98 between the said Debasish Mahato and M/s. Subham and by agreement dated 15.2.99 between Subhash Mahato and M/s. Subham. In the aforesaid agreement dated 23.9.02, the purchaser has further committed to fulfill all the obligations, liabilities and discharge all claims of sri Debasish Mahato & sri Subhash Mahato arising out of the aforesaid agreement dated 3.2.98 between the said Debasish Mahato and M/s. Subham and Agreement dated 15.2.99 between sri Subhash Mahato and M/s. Subham.

And whereas the purchaser has agreed to purchase the schedule below property with devolution of all obligations and rights created by Debasish Mahato with M/s. Subham under the agreement dated 3.2.1998 executed by Debasish Mahato and

Contd..5

*Debasish Mahato*





-: 5 :-

Sudan chandra mahato  
24/10/97

by Subhash Mahato son of late Dharani Dhar Mahato with M/s. Subham under the agreement dated 15.2.99 and whereas the purchaser out of his own funds and in his individual capacity had expressed his intention to purchase the schedule below land before M/s. Subham and Sri Sudan Chandra Mahato in his capacity as partner of M/s. Subham and as legal attorney of Sri Debasish Mahato and Sri Subhash Mahato agreed to transfer the schedule below land in favour of the purchaser.

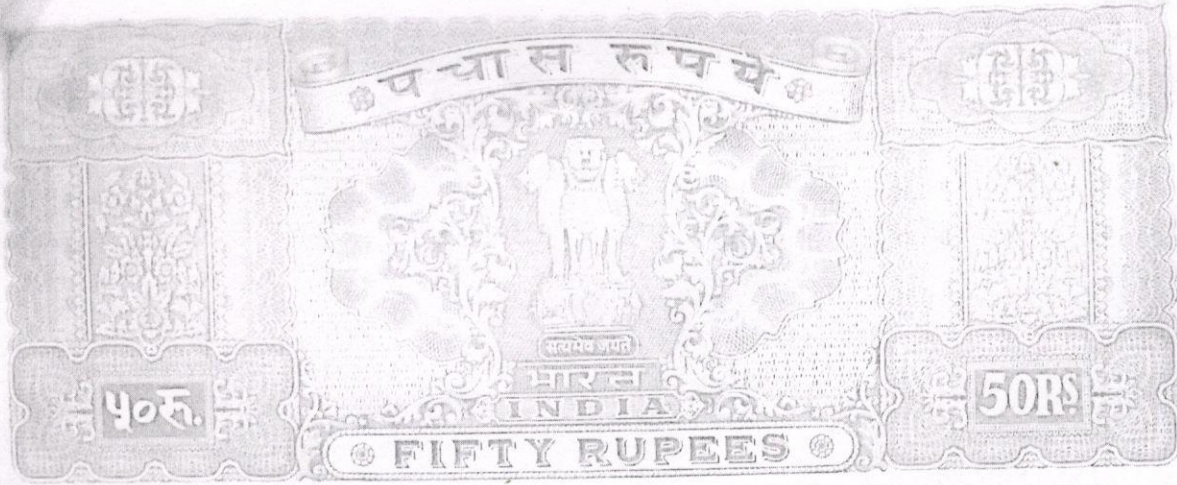
Now this deed witnesseth as follows :

1. That in the payment of a consideration amount of Rs. 1,85,000/- (Rs. one lakh eighty five thousand) as actual transaction paid to Sri Debasish Mahato and Sri Subhash Mahato whereas Govt valuation paid is Rs. 2,43,000/- (Rs. Two lakhs forty three thousand) and in pursuance to the agreement dated 23.9.02, the vendors have transferred the schedule below land in favour of the purchaser. The receipt

Contd...6

*Sanjiv Mahato*





--: 6 :-

Sudhan Chandra Mahapatra  
21/11/2017

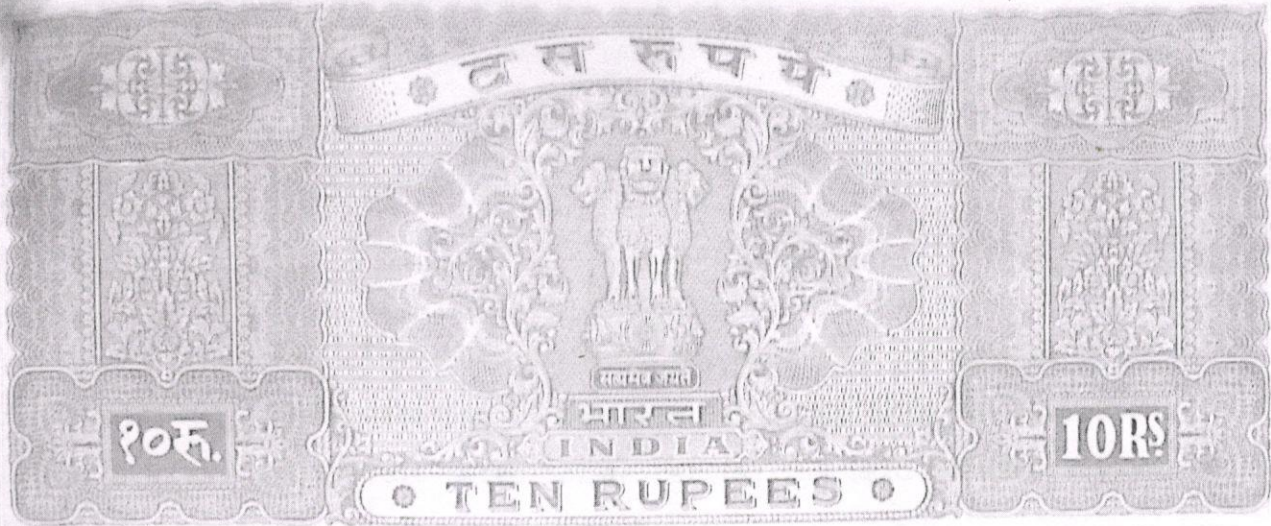
whereof the vendors do hereby acknowledge.

2. To have and to hold the same absolutely in his own right, title and interest as his self acquired property and to enjoy the same absolutely free from any interference or obstruction from the vendors, their heirs or successors or any other person or persons claiming any right therein through the vendors.
3. That the purchaser shall enjoy the property absolutely as enjoyed by the said vendors and shall enjoy the same with all rights as the vendors have had in it.
4. That no rights of easement of any kind is available to any person or person and no such right had/has accrued in favour of any person or persons, neither the right of way, right of path/gali.
5. That the land hereto forth transferred is free from all encumbrances and charges and the vendors have assured the purchase:

Contd. 7

*Sanjiv Mahapatra*





Sudra Chandra Mahato

24/11/02

-: 7 :-

that the subject matter of the deed had not been transacted with or any loan or liability is taken from any financial institution or from any individual.

6. That the vendors have delivered peaceful vacant possession of the schedule below land to the purchaser with entire boundary.

7. That the purchaser shall have the right to get the schedule below land mutated in his name.

8. That the purchaser shall henceforth with all his and his successors shall enjoy the schedule below property as his absolute individual property.

9. That the purchaser shall be free to enjoy the Schedule below property according to his desire and wishes and in such right of enjoyment the vendors or their successors shall not obstruct in any manner.

contd..B

*Sanjiv Mahato*



--: 8 :--

Sudhakar Choudhary Mahato  
24/10/02

10. That the purchaser has made full payment of consideration to Debashish Mahato as required as per the agreement dated 3.2.98 between the said Debashish Mahato and M/s. Subham and also to subhash Mahato as per agreement dated 15.2.99.

11. That the vendors shall deliver all the original papers in respect of the said land to the purchaser which include all the transfer deed and the document of title.

12. That the vendor has assured the purchaser that they are the absolute owner of the property and they have not negotiated with any other person or persons in respect of the schedule below property.

13. That the vendors have further agreed to execute any deed or deeds which may be necessary in respect of the perfection of the title of the purchaser and to protect his right in the property.

contd..9

*Sanjiv Mahato*



-: 9 :-

Sangji Mahata  
24/10/02

14. That if for any reason the purchaser has to protect his right in respect of the said property is lost the vendors shall compensate such loss and damages out of their personal properties and responsibilities.

SCHEDULE

All that piece and parcel of land measuring 2430 sft in Mouza Uliyan, Ward No. 2 R.S. Khata No. 54, R.S. Plot No. 1033, corresponding to new khata No. 1076 and new plot No. 688 within P.O. & P.S. Kadma, Jamshedpur, District Singhbhum East in the state of Jharkhand bounded as follows :

North : Portion of Plot No. 688

South : Portion of Plot No. 688

East : Nij

West : Road.

\* The aforesaid land is mutated in the name of vendors vide mutation Case No. 448/99-2000 and 34899-2000 dated 17.11.99. The Annual rent payable to the State of Jharkhand through C.O. Jamshedpur.

In witness whereof the vendors have executed this deed of sale on this the 24th day of October, 2002 at Jamshedpur

Contd...10

Sangji Mahata



नेम  
नेक  
कार  
प

Read over the contents of this sale deed and found to be correct.

Sudam chandon mahata  
24/10/02

G. Man  
24/10/02  
Drafted by :  
Advocate, Jsr.

Witnesses :

1. Syed Rahmatullah  
24/10/02
2. Raj Kumar  
24/10/02

Typed by : G. S. Man  
Jamshedpur court

Certificate

Certified that the original and duplicate deeds are the exact copy of each other and each contains 1995 words.

Jagan Mohan  
24/10/2002

Sanjiv Mahata