

7820/2011 (Date 7, 29, 2008) - Mr. K. S. ... 6616



Attested

Mr. B. K. ...



Five Finger print of ...

Witness ... 15/9/08

29000 02DD 72 F309



Attested

Mr. B. K. ...



" S H A L E D E E D "

Handwritten notes and signatures.

valued Rs. 7,20,290 -

THIS SALE DEED is made on this the 15th. day of September 2008 at Jamshedpur: B Y : 1) SHRI. IATI

1) SHRI. PRIYA, GOUR, wife of Late Chandra Mohan Gour, 2) MR. JARESH GOUR, 3) MR. AYODHYA GOUR, and 4) MR. ... 5) MR. KARO GOUR, Son of Late Chandra Mohan Gour, and

Handwritten notes and signatures on the left side.



Attested
[Signature]
D. N. Agarwal
Adv. No. 111

Five Finger Print of Mr.
Pradhyas Gow by the firm &
P.S. 18/9/08

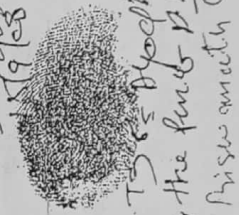


Attested
[Signature]
Mr. B. N. Agarwal
Advocate

L.T. Desai with
Pradhyas Gow by the
firm & P.S. 18/9/08



N. S. S. S. S. S.
18/9/08



L.T. Desai Pradhyas Gow
by the firm & P.S. 18/9/08
Pradhyas Gow



L.T. Desai Pradhyas Gow by
the firm & P.S. 18/9/08



by Faith Hindu, by Nationality Indian, by occupation
cultivation, residents of Village Moharda, within P.S.
Birsanagar, Town Jamshedpur, District East Singhbhum,
hereinafter called the " VENDORS " (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 One
Part;



Attested

Mr. B. N. Agarwal
Advocate

Five Finger print of my Karu Gov
by the pen of ~~15/9/08~~



L.T. of Karu Gov
written finger
by the pen of
P. K. Singh
15/9/08

N. S. Singh
15/9/08

L.T. of Mr. Shyadhy Gov
by the pen of P. K. Singh

P. K. Singh
15/9/08


L.T. of Mr. Karu Gov
by the pen of P. K. Singh
15/9/08

IN FAVOUR OF

MR. SHYAMAL KISHORE, Son of Late Jagdish Prasad, by Faith
Hindu, by Nationality Indian, by occupation service,
resident of Holding No 10/2, 'A' Block, Bhushan Colony
Baridih within P.S. Sidhgora, P.O. Baridih, Town Jamshedpur
District East Singhbhum, hereinafter called the PURCHASER
(which expression shall unless, excluded by or repugnant
to the context, mean and include his heirs, successors,
executors, administrators, legal representatives,
nominees and assigns) of the Other Part; (Pan No: ARZPK-
6986 B)


Witnesseth as follows:


BY MR. KARU GOV


L.T. of Sri Vishnu Prasad
Gour by the fund of Prasad
15/9/68

Munish Gour
15/9/68

:: 4 ::


L.T. of Mr. Yogeshwar Gour
by the fund of Prasad
Prasanna Gour
15/9/68


L.T. of Mr. Kory Gour
by the fund of Prasad
15/9/68

Whereas in the recent survey settlement operation, the land mentioned under Khata No 6, of Mouza Moharda, Survey Ward No 17, JNAC has been recorded in the name of Kandra Gour son of Yogeshwar Gour and others; and

Whereas the said Kandra Gour and their other co-sharers are/were the recorded tenants of Landlord and they are/were paying rent for the said land in their own names to the Circle Officer Jamshedpur; And

Whereas in the remarks column of the aforesaid Khatian No 6, the plot No: 412 has been shown in the exclusive possession of Chandra Mohan Gour son of Khetra Mohan Gour and Plot No 413 has been shown in the exclusive possession of Karo Gour Gour son of Khetra Mohan Gour of Moharda; And

Whereas the said Chandra Mohan Gour died leaving his widow and three sons namely the Vendor No 1 to 4 as his legal heirs and successors, who jointly inherited and can



L. 79 of Mr. Vishnu Prasad
by the hand of Prasad
15/9/08

Navesh Singh
15/9/08



L. 79 of Mr. Anandhayan
in the hand of Anandhayan
Prasad Singh
15/9/08



L. 79 of Karmayan by
the hand of Prasad
15/9/08

:: 5 ::

in possession over the said land mentioned under Khata No 6 being Plot No 412, of Mouza Moharda, left by said deceased Chandra Mohan Gour, as the lawful owners thereof

And Whereas at present Vendors are in joint possession of lands mentioned under Khata No 6 being Plot Nos 412, 413 of Mouza Moharda, Survey Ward No 17, JNAC, as the lawful owners thereof, without any interruption or interference from any corner; And

Whereas Vendors are in need of money for their personal emergent expenses as such they have jointly decided to sell the land measuring Four Kathas ten dhurs in Portion of Plot No 412 and land measuring Six dhurs in Portion of Plot No 413 (Total land measuring Four Kathas Sixteen dhurs) both recorded under Khata No: 6 of Mouza Moharda Survey Ward No 17, JNAC, within P. S. Birsanagar, Thane No 1200, Town Jamshedpur, Dist. East Singhbhum more fully described in the schedule below, to the present purchaser, on total consideration of Rs. 7,22,290/-



L. T. G. of Mrs. Vishnu Prasad
 for the sum of Rs. 7,22,290/-
 15/19/2008

M. S. S. S. S.
 15/19/2008



L. T. G. of Mr. Pradip Prasad
 for the sum of Rs. 7,22,290/-
 15/19/2008



L. T. G. of Mr. Kalyan Prasad
 for the sum of Rs. 7,22,290/-
 15/19/2008

:: 6 ::

(Rupees Seven Lakhs Twentytwo thousand Two Hundred Ninety)

only on the following terms and conditions as stated below:-

Now this Sale Deed Witnesseth as follows:-

1) That in consideration of a sum of Rs. 7,22,290/- (Rupees Seven Lakhs Twentytwo thousand Two hundred ninety) only paid by the purchaser to the Vendors, as per the details given in the Mode of Payment written below, the receipt of which sum the Vendors hereby admit and acknowledge as full final and the highest consideration amount against the sale of the schedule below land, the Vendors have conveyed and transferred by way of sale the schedule below land, with all their rights, title, interest, possession, easements and appurtenances thereto in favour of the purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption, hindrance or disturbances from or by the present vendors or any other person or persons claimi under them.

L. T. of Smt Vishnu
Prasad Gov by the pen of
[Signature]
15/9/08

Nandkishore
[Signature]
15/9/08



L. T. of Mr. Ayodhya
Gov by the pen of [Signature]
15/9/08

Priyadarshini
[Signature]
15/9/08



L. T. of Karn Gov by
the pen of [Signature]
15/9/08

:: 7 ::

- 2) That the Vendors have delivered the peaceful possession of schedule below land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- 3) That from today all rights, title and interest of the vendors over the schedule below land vested completely with the purchaser, who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
- 4) That the Vendors are the sole and bonafide owners of the schedule below land and they are fully entitled to convey the same unto the purchaser.
- 5) THAT THE VENDORS HEREDY ASSURE THE PURCHASER

AND COVENANTS:-

- i) that the Vendors are the lawful owners of the schedule below land and accordingly they have transferred the same in favour of the purchaser.



L-7D of Govt Visthar
Govt by the hand of Mr. Jy
15/9/08

Navneet Singh
15/9/08



L-7D of Mr. Jyodhya
Govt by the hand of Mr. Jy
15/9/08

Pr. Sw. an. ady
15/9/08



L-7D of Karu Govt
the hand of Mr. Jy
15/9/08

:: 8 ::

- ii) that no right of easements of any kind is available to any other person or persons in respect of the use and enjoyment over the said land.
- iii) the schedule below land or any part thereof being lost to the purchaser on account of any defect in the title of the vendors then all their legal heirs and successors shall be bound to make good the loss which the purchaser may sustains in future.
- iv) that the vendors have handed over all the relevant documents in connection with the schedule below land to the purchaser.
- v) that the Vendors have paid rents, cess and/or other charges/taxes of the schedule below land to the concerned authority, upto date.
- vi) that the purchaser shall be at liberty to have or get his name mutated in the records of Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.



L T got the pass Visting
 Govt by the Govt
 15/9/68

Mishra
 15/9/68



L T got in Panchayat
 Govt by the Govt
 15/9/68



L T got in Govt
 by the Govt
 15/9/68

6) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.

7) That the land hereby transferred is shown in red colour in the sketchmap attached herewith which forms part of this sale deed.

Schedule

All that piece and parcel of Raiyati Homestead land measuring Four Kathas ten dhurs in Portion of Plot No 4 and land measuring six dhurs in Portion of Plot No 413 (Total land measuring Four Kathas Sixteen dhurs) recd under Khata No 6 of Mouza Moharda, Surveyward No 17, JNA within P.S. Birsanagar, Thana No 1200 within Town Jamsheer Dist. East Singhbhum, Dist. Sub-registry office at Jamsheer which is bounded as follows:-



L. T. G. & Smt. V. R. M. M.
 Ramya Gov by the
 Pen of P. V. S.
 15/9/08

M. S. Chandra
 15/9/08



L. T. G. & Smt. V. R. M. M.
 Ramya Gov by the
 Pen of P. V. S.
 15/9/08



L. T. G. & Smt. V. R. M. M.
 Ramya Gov by the
 Pen of P. V. S.
 15/9/08

:: 10 ::

North :- Vendors' Nij and 12' Pt. Road

South :- Plot No 409

East :- Plot No 408

West :- Plot Nos 412 and 413 (Part)

Annual rental of Rs. 0.80 paise only payable to the
 Landlord through Circle Officer at Jamshedpur

In Witness Whereof the Vendors have signed this

Sale Deed today at Jamshedpur on the date aforementioned

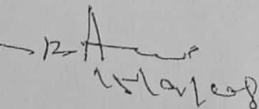
MODE OF PAYMENT OF CONSIDERATION

A sum of Rs. 30,000/- paid by Cheque No 178912 dt. 19-3-2008 drawn on PNB, Sakchi, Br. A sum of Rs. 4,00,000/- by way of Demand Draft No 121829 dt. 15-9-2008 issued by AXIS BANK Jamshedpur.

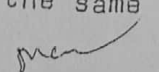
And a sum of Rs. 2,92,290/- paid by way of cash.

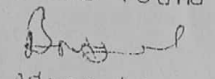
Witnesses:-

1) Ramesh Agrawal
 15/9/08

2) 
 15/9/08

drafted, read over and explained the contents of this
 sale deed to the Executants/Vendors in Hindi who found
 admitted the same to be true and correct.

Typed by 
 Md. Umar, Jsr. Court


 Advocate
 15/9/08

NAME OF THE PURCHASER:

MR. SHYAMAL KISHORE.



Attested
Mr. B. N. Agarwal
Advocate



Shyamal Kishore

Signature and finger prints of left hand
of the purchaser.

Certified that the finger Print of Left hand
of each person whose Photograph is
affixed in this document have been
obtained by me or before me

Mr. B. N. Agarwal
Advocate
15/9/08



L.T.G of suit vishnu
bring down by the
fn of P.T.G

15/9/08

Narvesh Singh
15/9/08



L.T.G of P.T.G
bring down by the
fn of P.T.G

15/9/08



L.T.G Kera Gera
by the fn of P.T.G

15/9/08

:: 11 ::

Details

निवासी..... कालीडीह (साक-प)..... पेशा..... व्यापार..... ने की।

निबंधन बदामिफरी का हस्ताक्षर
15/9/18

8
19

Attes

B. N. A.
Advocat



Mr. B. N. A.
Advocat

Handwritten text in Hindi, including the words 'महोदय' (Mahoday) and 'आपको' (Aapko), and a signature.

Details



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

Token Date/Time: 15/09/2008 17:22:4

Token No: 41
Document Type: Sale Deed
Presenter Name & Address: Smt. Vishnu Priya Gour
Date of Entry: 15/09/2008
Document Value: 722290
Special Type: DOE
Remarks / Other Details: Stamp Value 29000, Serial No. 0
Total Pages: 30
Book: 1
CNO/PNO

Property Details:	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
Anchal	1200	17	MOHARDA(ANSH)	6	412,413				7.9 Decimal
JAMSHEDPUR									

Other Property Details:	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
Property Type							

Party Details:		Father/Husband	Occup.	Caste	PAN/F 60	Address
SN	P Type					
1	VENDOR	Late Chandra Mohan Gour	Cultivation	Other		Village: Moharda, ps: Birsanagar, Jamshedp
2	VENDOR	Late Chandra Mohan Gour	Cultivation	Other		Village: Moharda, ps: Birsanagar, Jamshedp
3	VENDOR	Late Chandra Mohan Gour	Cultivation	Other		Village: Moharda, ps: Birsanagar, Jamshedp
4	VENDOR	Late Chandra Mohan Gour	Cultivation	Other		Village: Moharda, ps: Birsanagar, Jamshedp
5	VENDOR	Late Chandra Mohan Gour	Cultivation	Other		Village: Moharda, ps: Birsanagar, Jamshedp
6	VENDEE	Late Jagdish Prasad	Service	Other		H.no: 10/2 A Block, Bhushan Colony, Baridih, ps: Sidhgora, Jsr
7	Identifier	Late B.L. Agarwal	Business	Other		Kasidih, Sakchi, Jsr
8	Witness1	Late B.L. Agarwal	Business	Other		Kasidih, Sakchi, Jsr
9	Witness2	Late R.K. Agarwal	Business	Other		Kasidih, Sakchi, Jsr

Fee Details:		Amount
SN	Description	
1	LL	2.50
2	P	0.94
3	A1	7,222.90
4	SP	450.00
Total		7,676.34



उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफ़ॉर्मेशन के अंश डेटा इंटर की गई हैं।

उपर्युक्त

निबंधन पूर्व सारांश में इंफ़ॉर्मेशन के अंश डेटा इंटर की गई हैं।
निबंधन पूर्व सारांश में इंफ़ॉर्मेशन के अंश डेटा इंटर की गई हैं।
निबंधन पूर्व सारांश में इंफ़ॉर्मेशन के अंश डेटा इंटर की गई हैं।

Signature and Stamp

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

Signature



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.41 Token Date: 15/09/2008 17:22:41
Serial/Deed No./Year :7820/6616/2008
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Mrs.Vishnu Priya Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Village:Moharda,ps:Birsanagar,Jamshedpur		
2	Naresh Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Village:Moharda,Ps:Birsanagar,Jamshedpur		
3	Ayodhya Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Village:Moharda,Ps:Birsanagar,Jamshedpur		
4	Bishwanath Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Village:Moharda,Ps:Birsanagar,Jamshedpur		
5	Karo Gour Father/Husband Name:Late Khetra Mohan Gour (VENDOR) Village:Moharda,Ps:Birsanagar,Jamshedpur		
6	Mr.Shyamal Kishore Father/Husband Name:Late Jagdish Prasad (VENDEE) H.no:10/2 A Block,Bhushan Colony,Baridih,ps:Sidhgora,Jsr		

Book No. I
Volume 271
Page 59 To 88
Deed No 7820/6616
Year 2008
Date 15/09/2008 17:42:16



District Sub Registrar,

Signature of Operator



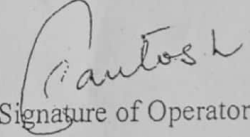
निबंधन विभाग, झारखंड
जमशेदपुर

Token No.41 Token Date: 15/09/2008 17:22:41
Serial/Deed No./Year :7820/6616/2008
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Ramesh Agarwal Father/Husband Name:Late B.L.Agarwal (Identifier) Kasidih,Sakchi,jsr		
8	Ramesh Agarwal Father/Husband Name:Late B.L.Agarwal (Witness1) Kasidih,Sakchi,Jsr	<input type="checkbox"/>	<input type="checkbox"/>
9	Dinbandhu Agarwal Father/Husband Name:Late R.K.Agarwal (Witness2) Kasidih,Sakchi,Jsr	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I
Volume 271
Page 59 To 88
Deed No 7820/6616
Year 2008
Date 15/09/2008 17:42:16

District Sub Registrar
15/9/08


Signature of Operator

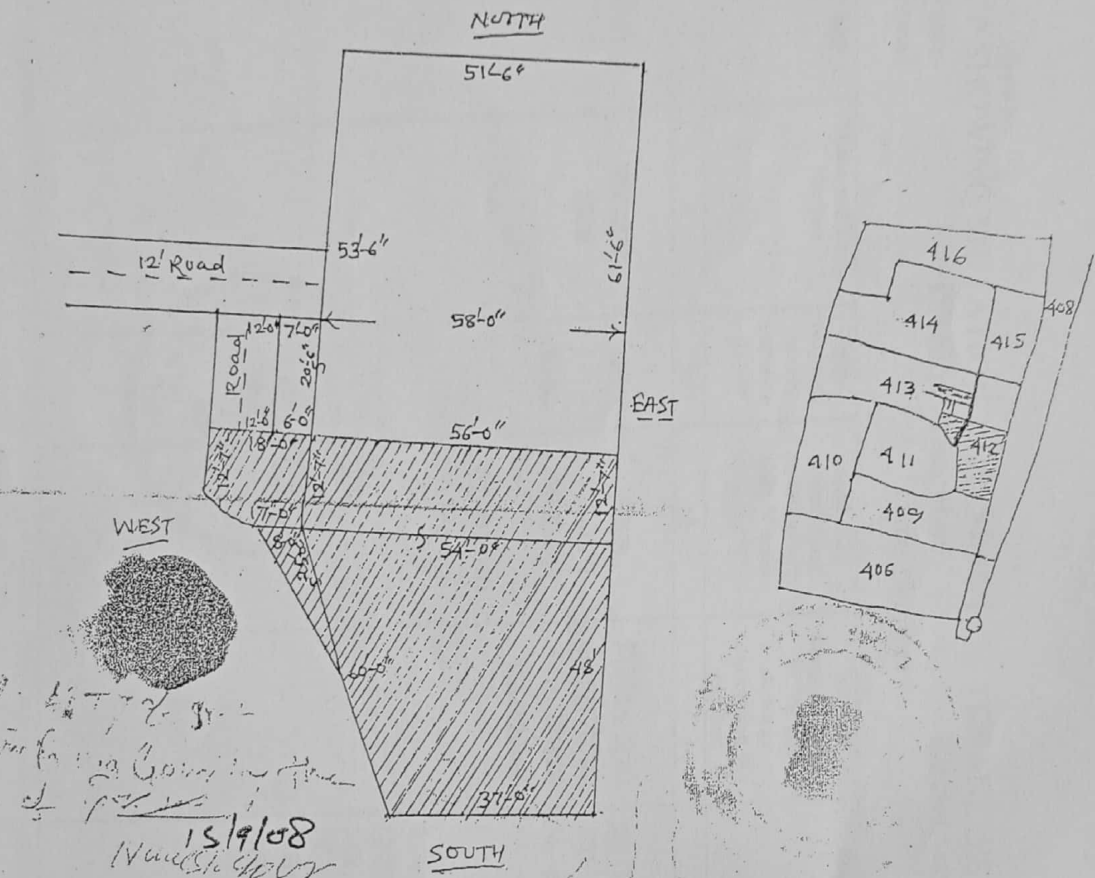
भाम प्राधिकाृत क्षेत्र जमरोटपुर वार्ड संख्या 17

राजख थाना घाटबिका, जिला सिंहभूम, वैमाना। सी.मी. = 20 मी।

काक रंग चिह्नित प्लॉट नं० 412 का अंश रकवा 3248 sqft B-K-
 413 " " " 219 " 0-4-
 3467 sqft 0-4-1

Boundary

N - vendor Nij and 12' Road S - Plot no 409
 E - Plot no 408 W - Plot no 411 and 413 part



15/9/08
 Handwritten signature

L.T. of Mr. Jyoti Singh
 Govt by the fence present
 15/9/08
 Handwritten signature

Traced by
 N.N. Raut
 Mangorjish

L.T. of Mr. Kanti Kumar
 by the fence present
 15/9/08
 Handwritten signature