

4654 Sale Value 5,00,000. f.s. Birsa Nayan

3930



attested

Mr. B. N. Agarwal



Five Finger print of Shri Vishnu Priya Gour by the Parok ~~...~~ Gouranga Des. 29-6-09

05AA 219142

Stamp 20000=u



attested

Mr. B. N. Agarwal

Naresh Gour 29-6-09

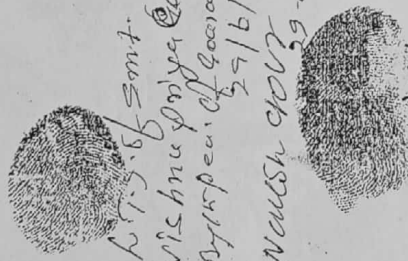


N.T.S. of Sant. Vishnu Priya Gour Pyrupa. of Gouranga Des. 29/6/09

Naresh Gour 29-6-09

L. S. S. of Ajodhya Gour Gouranga Des. 29/6/09 Bishwanath Gour 29-6-09

Karo Gour Gouranga Des. 29/6/09



"SALE DEED"

Valued Rs. 5,00,000/-

29-6-09

for sale
DO 50000=u
L.L.D. 2.50
file 0.94

THIS SALE DEED is made on this the 29th day of June 2009 at Jamshedpur: BY : 1) SHRIMATI VISHNU PRIYA, GOUR Wife of Late Chandra Mohan Gour, 2) SHRI NARESH GOUR, 3) SHRI AYOLHYA GOUR, 4) SHRI BISHWANATH GOUR, all sons of Late Chandra Mohan Gour and 5) SHRI KARO GOUR, son of Late Khetra Mohan Gour, all by faith Hindu, by Nationality Indians, by occupation cultivation, all residents of

दस्तावेज जांचा

हस्ताक्षर



34



Mr. B. N. Agarwal
ADVOCATE

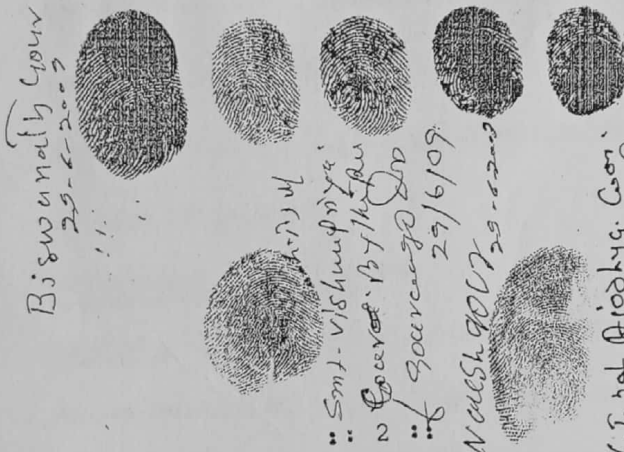


05AA 219143

Five finger print of Govind. left hand
Govind. Dns. 29/6/09



Mr. B. N. Agarwal
ADVOCATE



Bishwanath Govind
29-6-2009

Smt. Vishwambhaya

Govind. Bishwanath

Govind. Dns.

29/6/09

Govind. Dns.

29-6-2009

Govind. Dns.

29/6/09

Govind. Dns.

29-6-2009

Govind. Dns.

29/6/09

Govind. Dns.

29-6-2009

Govind. Dns.

29/6/09

Govind. Dns.

29-6-2009

Govind. Dns.

29/6/09

Govind. Dns.

29-6-2009

Govind. Dns.

29/6/09

Village Moharda, within P.S. Birsanagar, Town Jamshepur,
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;

IN FAVOUR OF

SHRI ANUPAM PUSKAL, Son of Shri Dineshwar Prasad Sinha, by
faith Hindu, by Nationality Indian, by occupation service,



Mr. B. N. Agarwal
Advocate

Arrested



Five fingers of hand
of Kora Gour

Hand of Kora Gour



Kora Gour
29/6/07

:: 3 ::

Numbur 2-6-2007



Biswanath Gour
29/6/07



Kora Gour
29/6/07

resident of Holding No 10/2 A/Block, Bhushan colony, Baridih within P.S. Sidhgora, P.C. 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;

Witnesseth as follows:-

Whereas in the recent survey settlement operation, the lands mentioned under Khata No 6 of Mouza Moharda, Survey Ward No 17, JNAC, has been recorded in the names of Kandra Gour son of Yogeshwar Gour and his other co-sharers; And Whereas the said Kandra Gour and their other co-sharers are/were the recorded tenants of Landlord and they are/were in peaceful cultivating possession over the said land, on regular payment of rent to the Landlord through Circle Officer Jamshedpur; and



Wishnu Prasad Gour
 29/6/09
 25-6-2009



Pradyumn Gour
 29/6/09
 25-6-2009



Karu Gour
 29/6/09
 25-6-2009

:: 4 ::

Whereas in the remarks column of the aforesaid Khatian the Plot No 412 has been shown in the exclusive possession of Chandra Mohan Gour and Plot No 413 has been shown in the exclusive possession of Karo Gour both sons of Khetra Mohan Gour of Moharda; And

Whereas the said Chandra Mohan Gour has died leaving behind his widow and three sons namely the Vendor No 1 to 4 as his legal heirs and successors, and they jointly inherited and came in possession of the lands left by deceased Chandra Mohan Gour; A n d

Whereas the present Vendors No 1 to 5 are now in joint possession of the lands mentioned under Khata No 6 being Plot nos 412, 413 and other plots of Mouza Moharda, Ward No 17 JNAC, within P.S. Birsanagar, Jamshedpur, as the lawful owners thereof, without any interruption from any corner, to the knowledge of all ; 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)

हस्ताक्षर

Handwritten signature and date: 29/6/07

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Handwritten signature and date: 29/6/09

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Handwritten signature and date: 29/6/09

Handwritten signature and date: 29/6/09

in Mouza Moharda, recorded under Khata No 6, within Survey Ward No 17, JNAC, within P.S. Birsanagar, Town Jamshedpur, District East Singhbhum more fully described in the schedule below, to the present purchaser, on total consideration of Rs. 5,00,000/- (Rupees Five Lakhs) 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. 5,00,000/- (Rupees Five Lakhs) 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 jointly and severally admit and acknowledge as full, final and the highest consideration amount against the sale of the schedule below land, the vendors have jointly 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

हस्ताक्षर



A.P.J. Sam4

Mshunghra Cor
Dy/Spw of Govt of Orissa, Or

29/6/09

NUSKHOVA 25-6-2-09



A.P.J. of Ajodhya. Cor, Bonylk
Dy/Spw of Govt of Orissa

29/6/09

Biswanath Ghosh
25-6-2-09



Dy/Spw of Govt of Orissa, Or

29/6/09

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hindrance or disturbances from or by the present vendors or any other person or persons claiming under them.

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 he 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 lawful owners of the schedule below land and they are fully entitled to convey the same unto the purchaser.

5) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND

COVENANTS:-

1) that the vendors are the lawful owners of the schedule below land and accordingly they have jointly transferred the same in favour of the purchaser.



N. T. Smt.

Misra, P. J. Cor

By the power of lawyer

28/6/07
N. T. Smt. Misra



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N. T. Smt. Misra, P. J. Cor

By the power of lawyer

29/6/07

Biswanath Mishra
29-6-2007





N. T. Smt. Misra


By the power of lawyer

29/6/07

- 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) that 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 the vendors and all the legal heirs and successors shall be bound to make good the loss which the purchaser may sustain 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 purchaser shall be at liberty to 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.
- 6) That the Vendors have paid upto date rent or other charges for the schedule below land to the concerned authority.


 Smt. Mrs. Shripatiya
 Cob. by l. l. l. e
 Part of Gouga d. s.
 29/6/09
 N. K. S. Ch. s.
 29-6-2009


 Smt. Mrs. Adhya. l. e. s. by l. l. e
 Part of Gouga d. s.
 25/6/09
 B. S. W. m. a. l. l. h. G. o. u. r.
 29-6-2009


 Smt. Mrs. J. K. a. r. u. l. a. n.
 Part of Gouga d. s.
 29/6/09

::8 ::

7) 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.

8) That the Vendors have handed over all the relevant documents, in connection with the schedule below land, to the purchaser.

9) That the land hereby transferred has been shown in red colour in the sketch map attached herewith which forms part of this sale deed.

" SCHEDULE "

All that Piece and Parcel of Homestead 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 seventeen dhurs i.e. 3467 Sq. ft.) Approx. both recorded under Khata No 6 situated at Mouza Moharda, Survey Ward No 17, JNAC, Thana No 1200 within P.s. Birsanagar, town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur which is bounded as follows:

157
Vishnu Prasad
By Prasad of Gourpur
25/6/09
Nashpur
25-6-2009



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Witness of Pradya. Gaur
Pradya of Gourpur
25/6/09

Biswanath Gaur
25-6-2009



Pradya. Gaur
Pradya of Gourpur
25/6/09

North :- Road and Plot No 415

South :- Shyamal Kishore

East :- Plot No 408

West :- Road and Plot No 413

Annual rental of Rs.2/- only payable to the Landlord through Circle Officer at Jamshedpur.

MODE OF PAYMENT OF CONSIDERATION

One Cheque No137532 dated 19-3-2008 for Rs.1,25,000/-

One Cheque No 12297 dated 29-06-2009 for Rs.66,000/-

both Cheques drawn on HDFC Bank, Jamshedpur.

Two Cheques No: 178913 dated 19-03-2008 for Rs.1,50,000/-

Cheque No: 178915 dated 29-06-2009 for Rs.90,000/- both

drawn on PNB Jamshedpur.

One Cheque No 88920 dated 26-06-2009 for Rs.44,000/- drawn

on PNB. and Rs.25,000/- paid by way of cash.

(Total amounting to Rupees Five Lakhs only)

In Witnesses whereof the Vendors have signed this

Sale Deed today at Jamshedpur on the date aforementioned.

विश्व प्रियु कार मयल्ले
पुस्तक कार मयल्ले
28/6/09

नाम चो 28-6-09



विश्व प्रियु कार मयल्ले
पुस्तक कार मयल्ले
28/6/09

बिस्वामयल्ले कार मयल्ले
28-6-09



पुस्तक कार मयल्ले
पुस्तक कार मयल्ले
28/6/09

:: 11 ::

Name of the Purchaser:-

MR. ANUPAM PUSKAL



Mr. B. N. Agarwal
advocate

Signature of Mr. B. N. Agarwal



Signature and finger print of left hand
of the Purchaser above named.

पुस्तक
कार

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

Signature of certifier

नाम अधिसूचित क्षेत्र जमशेदपुर, वार्ड संख्या 17

राजस्व थाना धादशिक, जिन्का सिंद्दुम सिंद्दुम, पैमाना 1 से: मी: = 20 मी: सन् 1970-71 ई.

काक रंग चिह्नित क्रीटनो 412 का अंश स्वका 3248 अंश B-K-D
413 " " " 219 " " 0-4-10
0-0-06

allotted to - Anupam pushral

3467 अंश 0-4-16 धर

Boundary

- N - Road and Plot no 415
- S - Shyamal Kishore
- E - Plot no 408
- W - Road and Plot no 413

S

Handwritten signature
 8mm
 Vishnu Prasad
 2009

NALSH Govt 29-6-09

Handwritten signature
 N. N. Raut
 2009

Biswanath Govt 29-6-09

Handwritten signature
 Kera-Cam
 29/6/09



Traced by
 N.N. Raut
 Mangro J.S.K

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

Token Date/Time: 29/06/2009 13:49:11

Token No: 31

Document Type	Sale Deed	Presenter	Vishnu Priya Gour	Date of Entry	29/06/2009
Presenter Name & Address	Vill_ Moharda , P.S Birsanagar, Jsr,	DOE		Total Pages	30
Stampable Doc. Value	500000	Stamp Value	20000	Book	1
Document Value	500000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details	All That Piece And Parcel Of Homestead Land Measuring Total Four Kathas Sevente Dhurs I.E 3467 Sq.Ft				

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	0	17	MOHARDA(ANSH)	6	412,413			H_HOLD	3467 Sq. Ft.

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	Vishnu Priya Gour	Late Chandra Mohan Gour	Cultivation	Other		Vill_ Moharda , P.S Birsanagar, Jsr
2	VENDOR	Naresh Gour	Late Chandra Mohan Gour	Cultivation	Other		Vill_ Moharda , P.S Birsanagar, Jsr
3	VENDOR	Ayodhya Gour	Late Chandra Mohan Gour	Cultivation	Other		Vill_ Moharda , P.S Birsanagar, Jsr
4	VENDOR	Bishwanath Gour	Late Chandra Mohan Gour	Cultivation	Other		Vill_ Moharda , P.S Birsanagar, Jsr
5	VENDEE	Anupam Puskal	Dineshwar Prasad Sinha	Service	Other		Holding No. 10/2, A' Block, Bhushan Colony, Baridih, P.S Sidhgora, Town Jsr
6	Identifier	Shyamal Kishore	Late Jagdish Prasad	Service	Other		Vill_ Moharda , P.S Birsanagar, Jsr
7	Witness1	Shyamal Kishore	Late Jagdish Prasad	Service	Other		Vill_ Moharda , P.S Birsanagar, Jsr
8	Witness2	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		196 Kasidih, Sakchi, Jsr
9	VENDOR	Karo Gour	Late Khetra Mohan Gour	Cul	Other		Vill_ Moharda , P.S Birsanagar, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	5,000.00
4	SP	450.00
Total		5,453.44

LTIOF
Vishnu Priya
by the pen
Rakesh Agrawal
29-6-09

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म के अनुरूप सवा इंट्री की गई है।

विष्णु प्रिया गौर, नरेश गौर, अयोध्या गौर, बिश्वनाथ गौर, कारो गौर ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया

जिसकी

पहचान

गियासी

पिता

पेशा













निबंधन पदाधिकारी का हस्ताक्षर

29/6/09

o & Indexing

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.31 Token Date: 29/06/2009 13:49:11
Serial/Deed No./Year :4654/3930/2009
Deed Type: Sale Deed

		Photo	Thumb
1	Vishnu Priya Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Vill Moharda , P.S Birsanagar, Jsr,		
2	Naresh Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Vill Moharda , P.S Birsanagar, Jsr,		
3	Ayodhya Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Vill Moharda , P.S Birsanagar, Jsr,		
4	Bishwanath Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Vill Moharda , P.S Birsanagar, Jsr,		
5	Anupam Puskal Father/Husband Name:Dineshwar Prasad Sinha (VENDOR) Holding No. 10/2, A' Block, Bhushan Colony, Baridih, P.S Sidhgora, Town Jsr		
6	Shyamal Kishore Father/Husband Name:Late Jagdish Prasad (Identifier) Vill Moharda , P.S Birsanagar, Jsr,		

Mr.

Mr. B.

Book No. 1
Volume 142
Page 371 To 400
Deed No 4654/3930
Year 2009
Date 29/06/2009 15:51:27

District Sub Registrar

29/6/09

Signature of Operator

निबंधन विभाग, झारखंड

http://www.16.00.2009/arenalamu/reg/prnphoto.aspx?tid 75638