

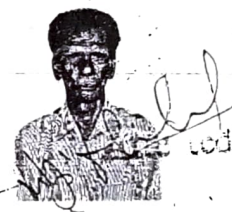
14230 Sale Value 12,00,000 - Sonari 3609



43  
3/5/08

48000 0200 724907

Ananda Mahato  
23/5/08



23  
23/5/08

Fee chargeable

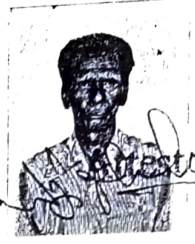
AC 12000  
LH - 2-50  
PPes. 0-94  
SP -

SALE DEED :

THIS SALE DEED is made on this the 23rd. day of May, 2008 , at Jamshedpur ; B Y : -  
MR. ANANDA MAHATO Son of Late Aghar Mahato, by faith Hindu, Nationality Indian, by Occupation : Business , resident of Old Sonari, P.S. Sonari, Town Jamshedpur, Dist. East Singhbhum , State of Jharkhand, hereinafter called the ' VENDOR' (which expression shall unless repugnant to the context , mean and include his heirs, successors, legal representatives, nominees and assigns) of the One part ;



Land for... Sale deed  
Rs. 18000/-  
22/5/08  
Anil Kr. Singh of J.S.R.



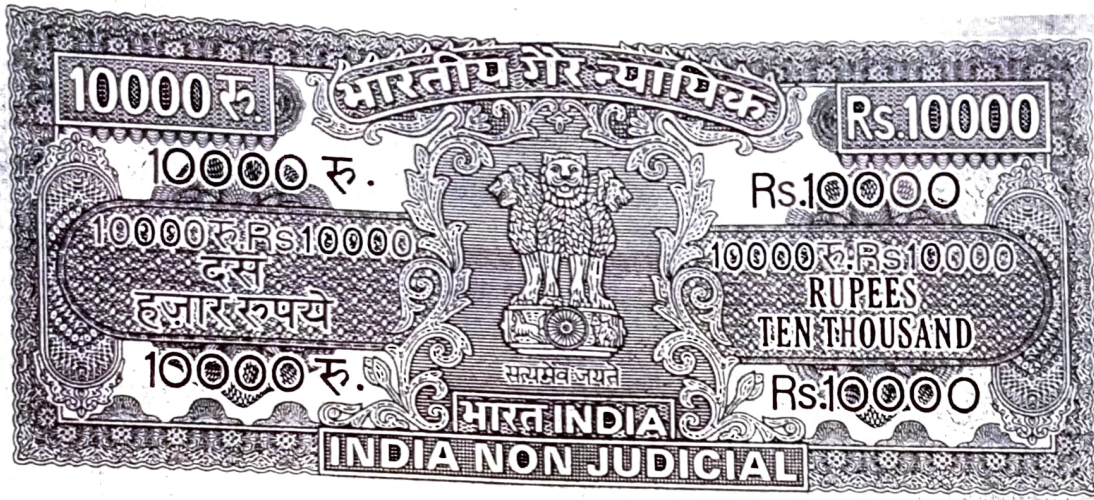
Anand Mohan  
23/5/08



आनंद मोहन  
श्री नारी  
श्री नारी  
93/7/2008  
23/5/08



23/5/08



05AA 222072

:: 2 ::

IN FAVOUR OF :

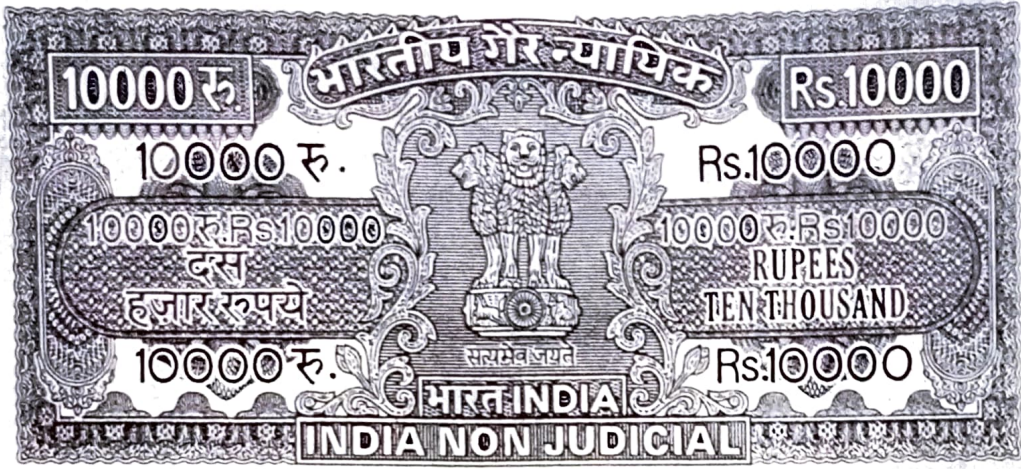
SRI ANIL KUMAR SINGH, Son of Sri Jagdish Prasad Singh, by faith Hindu, Nationality Indian, by Caste Chandrabanshi, by Occupation Service, resident of 362, Sonari West New Lay out, Road No. 'G', P.S. Sonari, Town Janshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the 'PURCHASER' (which expression shall unless repugnant to the context shall mean and include his heirs, successors, legal representatives, nominees and assigns) of the other Part ;

NATURE OF DEED : SALE DEED ;

CONSIDERATION MONEY : Rs.12,00,000/-  
( Rupees Twelve Lakhs ) only ;

WHEREAS, the vendor is the absolute, lawful and bonafide owner of the landed property, morefully described in the schedule below ;

contd..... 3



05AA 222073

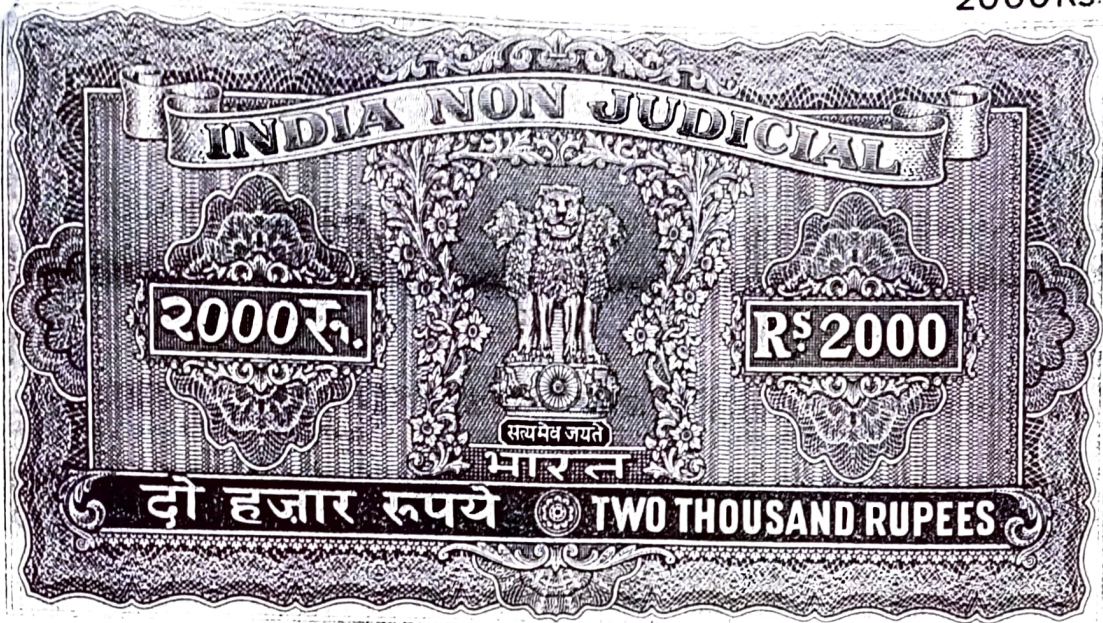
Ananda Mohan

:: 3 ::

And whereas , the vendor has purchased the said schedule below property , from its former owner Rohini Mahatani widow of late Dubaraj Mahato of Old Sonari, P.S. Sonari, Janshedpur, by means of a registered Sale Deed No.169 , dated : 8.1.82 , registered at Sub Registry Office Janshedpur , after purchasing the same , the Vendor have got mutated the said landed property in his own name, in the record of the Anchal Adhikari, Janshedpur, and he has been in peaceful physical possession over the same, without any interruption from any corner, on payment of rent & charges thereof;

And whereas the Vendor being in need of money for his emergent expenses , expressed his desire to sell the said schedule below property, before the Purchaser, and approached for the same , and the purchaser has agreed to purchase the same and offered Rs.12,00,000/- (Rupees Twelve Lakhs) only, as the consideration amount thereof ;

contd.....



*Abheta Maheta*

:: 4 ::

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

1. That in pursuance of the aforesaid agreement and in consideration amount of Rs.12,00,000/- (Rupees Twelve Lakhs ) only paid by the purchaser to the Vendor, details of which is shown in memo of Consideration , hereinafter mentioned , the receipt of which is hereby admitted the acknowledged as full, final and highest consideration of the schedule below property, and the vendor does hereby absolutely and for ever sell, convey, transfer and deliver all that schedule below property, in favour of the purchaser by this Sale Deed , TO HAVE AND TO HOLD the same unto the purchaser his heirs, successors without any interruption from the side of the vendor or any person or persons claiming under him or through his behalf together with all right, title, interest, possession , easements and appurtenances annexed thereto .

contd.....



*Armed with*

:: 5 ::

2. That the Vendor has delivered possession of the said schedule below property to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose off the same by way of sale, gift, mortgage or any other ways whatsoever in manner he likes and the purchaser shall be at liberty to have his name mutated in the office of the C.O. Jamshedpur and record of the Landlord the State of Jharkhand and pay rent and taxes for the same in his own name and obtain receipt thereof ;

3. That from this day the vendor shall ceases to have any right, title and interest over the said schedule below landed property and all the right, title and interest of the vendor in the said property now will be completely vested in the purchaser. The property hereby conveyed by this Sale Deed is free from all encumbrances, liens or charges ;

*Amraka Mohan*

:: 6 ::

4. That the Vendor hereby declares that he has good and perfect title over the said schedule below property and if for any defect of title or possession of the vendor in the schedule below property , the purchaser suffers any loss then the vendor will be liable to compensate the same to the purchaser or his heirs and successors .

5. That the Vendor is further bound to execute and sign any other or further deed of assurance that may be required in favour of the purchaser to perfect the title of the purchaser over the said schedule below property ;

6. That the Vendor has delivered the relevant documents of the schedule below property , to the purchaser ;

7. That , this Sale Deed shall be binding on all concerned including the heirs and successors of both the vendor and the purchaser .

SCHEDULE :

In the District East Singhbhum, Dist.Sub Registry Office & town Jamshedpur , in Mouza Sonari, P.S.Sonari, Thana No.1156, in Ward No.1 , J.N.A.C., all that piece and parcel of Homestead land , together with , 4 Pucca rooms , Kitchen, Latrine -Bathroom , 1 Varanda and 1 Aangan( built up area 716 sq.ft. more or less) recorded under :-

contd.....

Aravind Mehra

:: 7 ::

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area :</u>
18 Old	76 Old	0 - 2 - 0 Katha
474 New	449 (portion) New	( Two Kathas) only , i.e. 3.30 Decimals ;

bounded by :-

North: Matar Mahato ;

South: Raman Disuza ;

East : Road ;

West : Pashupati Bhattacharjee ;

Annual rent payable to the Landlord the State of  
Jharkhand , through the C.O. Jamshedpur ;

Memo of Consideration:

<u>Date :</u>	<u>Mode of Payment :</u>	<u>Amount (Rs)</u>
23.06.2008	By Bankers Cheque No.954612 of State Bank of India, XLRI Branch, Jamshedpur;	11,00,000/-
23.06.2008	By cash	1,00,000/-
		<hr/>
		12,00,000/-

In Witness whereof the Vendor has executed  
this Deed today at Jamshedpur, on the date aforementioned;

contd.....



Atanda Mehta

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

WITNESSES :

- 1. Khawas (Somnath Khawas)
- 2. Sureson Mehta.

Drafted by :

*Atanda Mehta*  
 Advocate  
 Janshedpur Court

Typed by : *[Signature]*  
 Janshedpur Court



*Atanda Mehta*  
 23/05/08



Certificate :

Certified that the finger prints of left hand of each person whose photograph is affixed in the document have been obtained before/by me;

*Atanda Mehta*  
 Advocate  
 Janshedpur Court

निबंधन विभाग, झारखंड  
जमशेदपुर

जीएम प्रकी सह पोराना प्रपत्र (नियम 114)

Token Date/Time 23/05/2008 14:01:29

Token No 54

1 Document Type	Sale Deed	2 Presenter	Ananda Mahato
3 Presenter Name & Address	Old Sonari, Sonari, Jsr	6 Total Pages	20
4 Date of Entry	23/05/2008	8 Stamp Value	48000
7 Document Value	1200000	10 Serial No	0
9 Special Type		11 CNO/PNO	
12 Remarks / Other Details			

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1156	1	SONARI	4/4	449			H_HOLD	3.3 Decimal

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
PAKKA MAKAN	0		SONARI	Bal Vihar Green Sonari, Jsr	716	850 Sq Ft	608600

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F	Address
1	VENDOR	Ananda Mahato	Late Aghar Mahato	Business	Other	60	old sonari, ps sonari, jsr
2	VENDEF	Anu Kumar Singh	Jagdish Prasad Singh	Service	Other		362, sonari west, new lay out, g road sonari, jsr
3	Identifier	Somnath Khawas	Late P K Khawas	Service	Other		4 B, Mittal Tower, Road No 1, Ram Nagar, Kadma, Jsr
4	Witness1	Somnath Khawas	Late P K Khawas	Service	Other		4 B, Mittal Tower, Road No 1, Ram Nagar, Kadma, Jsr
5	Witness2	Swapan Mahato	M Mahato	Service	Other		1/17, awas regency, kadma, jsr

SN	Description	Amount
1	II	2.50
2	P	0.94
3	A1	12,000.00
4	SP	300.00
Total		12,303.44

*Ananda Mahato*

अप्रस्तुत प्रोपर्टी दस्तावेज में उक्त तथ्यों के अन्वय है।  
निबंधन पूर्व सारांश में उक्त काम के प्रारंभ हुए हैं।

संस्तुत का हस्ताक्षर  
*Santosh*  
23/5/08

अप्रस्तुत  
निबंधन  
पुस्तक  
दिना  
निवासी  
*अनंद महतो*  
*सोमनाथ खवास*  
*ए. पी. के. खवास*

यह इस दस्तावेज के निबंधन को गैर सशर्त निष्कार किया

*अनंद महतो*  
निबंधन प्रोपर्टी का हस्ताक्षर



निबंधन विभाग, झारखंड  
जमशेदपुर

Serial/Deed No./Year :4230/3609/2008

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Ananda Mahato</b> Father/Husband Name:Late Aghar Mahato (VENDOR) old sonari, ps sonari, jsr		
2	<b>Anil Kumar Singh</b> Father/Husband Name:Jagdish Prasad Singh (VENDEE) 362, sonari west, new lay out, g road, sonari, jsr	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Somnath Khawas</b> Father/Husband Name:Late P K Khawas (Identifier) 4 B, Mittal Tower, Road No 1, Ram Nagar, Kadma, Jsr		
4	<b>Somnath Khawas</b> Father/Husband Name:Late P K Khawas (Witness1) 4 B, Mittal Tower, Road No 1, Ram Nagar, Kadma, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Swapan Mahato</b> Father/Husband Name:M Mahato (Witness2) 1/17, awas regency, kadma, jsr	<input type="checkbox"/>	<input type="checkbox"/>

Book No. ..... 1 .....  
 Volume ..... 163 .....  
 Page ..... 109 To 128 .....  
 Deed No ..... 4230/3609 .....  
 Year ..... 2008 .....  
 Date ..... 23/05/2008 14:18:08 .....

District Sub Registrar