

19V Mangro Sale 90001

202 750Rs.



(5)

21/2

8941

vide chh no. 517 dt 29/8/91

2-5-945

RS 180

11 25

21-2-97

Sale Deed

This Sale Deed is made on this the 21st day of February 1997 at Jamshedpur, B Y :

This Sale Deed is made on this the 21st day of February 1997 at Jamshedpur B Y :

Dashrath Kauntia, s/o Shri Satyanarayan Kauntia, by faith Hindu, by occupation business, resident of Dimna Road, Mango, P.S. Mango, town Jamshedpur, District Singhbhum-East, an attorney to Shri Kameshwar Singh s/o Shri Rameshwar Singh and 2. Ramta Prasad Singh, son of Rameshwar Singh, vice General Power of Attorney Deed No. 39, dt. 22-1-1996, registered at the office of the District-Sub-Registrar at Jamshedpur, hereinafter called the Seller of the one part ;

IN FAVOUR OF:

Dr. Md. Zakaria, s/o Md. Naimuddin, by faith Muslim, by occupation service, resident of Road No.1, Azadnagar, H.No. 40-B, P.S. Mango, town Jamshedpur, District Singhbhum-East, Nationality Indian, hereinafter called the Purchaser of the other part ;

Whereas the landed properties situated in mouza Pardih, P.S.

Mr. Zakaria

Forbid

A 378-w

NW 45-w

S. Salwan 2-5-945

P. F. 2/1

426.44

21/2





Dashrath Kauntia

21. 2. 97

Thana No. 1641, Ward No.9, <sup>--2--</sup> Khata No. 246, are recorded in the name of the deceased Nagendra Nath Dhara. Said Nagendra Nath Dhara left behind himself his sons namely Prafulla Kumar Dhara (now deceased) 2. Kamal Dhara and daughters 3. Smt. Uma Pal and 4. Smt. Sobha Majee, as his only legal heirs and successors and they accordingly inherited entire property left by him. They acquired their separate share in the properties by a title (partition) Suit No.1/1983, Sub-Judge-I, at Jamshedpur, by his order dt. 29-3-1984 and since then they have been in peaceful physical possession and enjoyment quite freely without any interruption from any corner whatsoever.

Whereas the present sellers have purchased the landed properties mentioned in the schedule below by a sale deed no. (1) 7189 and (2) 7205 dated 25-9-1991 registered at the office of the District Sub-Registrar Jamshedpur and since then they have been in peaceful physical possession and enjoyment of the same.

Whereas the sellers jointly appointed the above named Dashrath Kauntia, as their lawful attorney by virtue of the above mentioned power and they are disposing off the same through him.





✓  
 21.2.97  
 [Signature]

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Whereas the sellers being in urgent need of money voluntarily expressed their intent of selling their under mentioned landed property through their attorney and the purchaser agreed to purchase the same.

Now, Therefore, This Sale Deed Witnesseth As Follows :-

1. That the total consideration money for the under mentioned landed property has been fixed at Rs.9,000/- (Rs. Nine thousand) only, between the above named sellers and the purchaser.
2. That the purchaser has paid the full consideration money of Rs.9,000/- (Rs. Nine thousand) only, to the seller today and the sellers do hereby admit and acknowledge to have received the above sum.
3. That the sellers have delivered physical possession of the under mentioned landed property to the purchaser today.
4. That the sellers have ceased their all rights, title, claims and interest in the under mentioned landed property along with their legal heirs and successors from today and same have vested unto the above named purchaser and the purchaser will hold, possess and enjoy the same as an absolute owner for ever quite freely without any interruption from any corner whatsoever.





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- Abhrajit Karmali*  
21.2.97
5. That the purchaser will get the under mentioned landed property mutated in his name in the office of the C.O., Jamshedpur and all rents and taxes will be paid by him in place of the sellers from today.
6. That the sellers do hereby declare that the under mentioned landed property is free from all encumbrances, lien or charges whatsoever.
7. That the sellers have got the rent fixed with respect to the landed properties under Khata No. 246, in Rent Fixation (1) Case No. 12/96-97, L.R.D.C. Case No. 79/96-97 dt. 16-9-96 and (2) Case No. 13/96-97, L.R.D.C. Case No. 80/96-97 dt. 16-9-96 and rent has been paid by them.
8. That the property hereby transferred has been shown in Red Colour in the map attached herewith and it forms part of the deed.
9. That the expressions the sellers and the purchaser will mean and include their legal heirs and successors until and unless repugnant to the context.

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Schedule

*Handwritten:* 21-2-97

In the District of Singhbhum-East, Pergana Dhalbhum, District-Sub-Registry and town Jamshedpur, mouza Pardih, P.S. Mango, Thana No. 1641, Ward No.9, Khata No. 246, Plot No. 579, 580 and 583, (Private Plot No.2 ), area measuring 27'ft. X 60'ft., = 1620 Sq.ft., i.e. more or less 2 (Two) Kathas and 5 (Five) Dhuls of raiyati agricultural land, bounded as follows :-

North :- 15'ft., wide rasta left by the sellers ;

South :- Plot No. 589 ;

East :- Prof. Aley Ali ;

West :- Proposed purchaser Mr. M.K. Asdaque ;

Annual Rent: Rs.1/- only, payable to the landlord the State of Bihar through the C.O., Jamshedpur.

In witnesses whereof the executant has set his hand on this sale deed on the date, month and year first above mentioned.

Witnesses:--

1/ *Handwritten:* (M.F. Negil) 21/2/97

Read over and explained the contents of this sale deed to the executant and he admitted the same to be correct.

2/ *Handwritten:* M. D. Bahugina 21/2/97

*Handwritten:* M. K. Asdaque 21-2-97

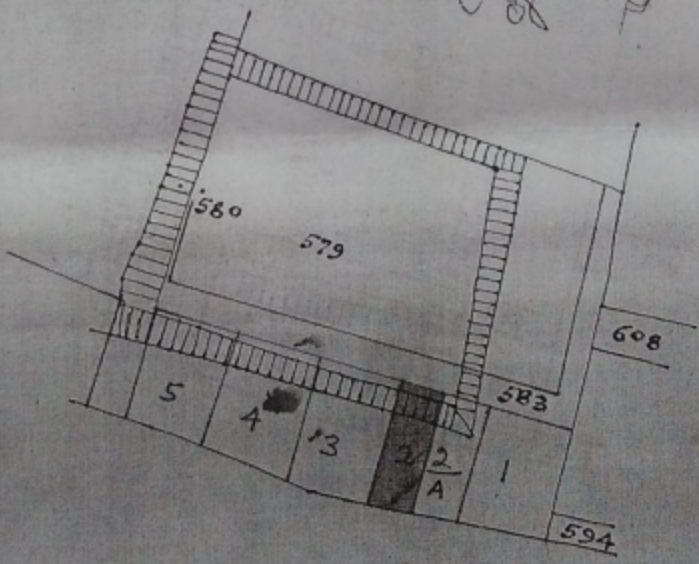
Typed by;  
*Handwritten:* (M. K. Asdaque)  
Jsr. Court.



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J. K. Kaur

अपविसूचित क्षेत्र जमशेदपुर  
वार्ड संख्या-3, चादर संख्या-4  
राजश्व धाना-घाटशिला  
जिला-सिंहभूम  
पैमाना 1 सेमी=20 मीटर को  
त्रि० सी०=10 मीटर में परिवर्तित  
किया गया है।  
सन-1970-71 ई०

Certified to be the exact copy  
of the original map  
District Engineer  
21.2.77



नोट:- चिह्नी वाली जमीन को लाल रंग से दर्शाया गया है जिसका  
रकबा  $27 \times 60 = 1620$  वर्ग फीट है जो हाल सर्वे प्लॉट नं०  
579, 580 एवं 583 में शामिल है जिसको काला रंग  
से दर्शाया गया है।