

3579

3234

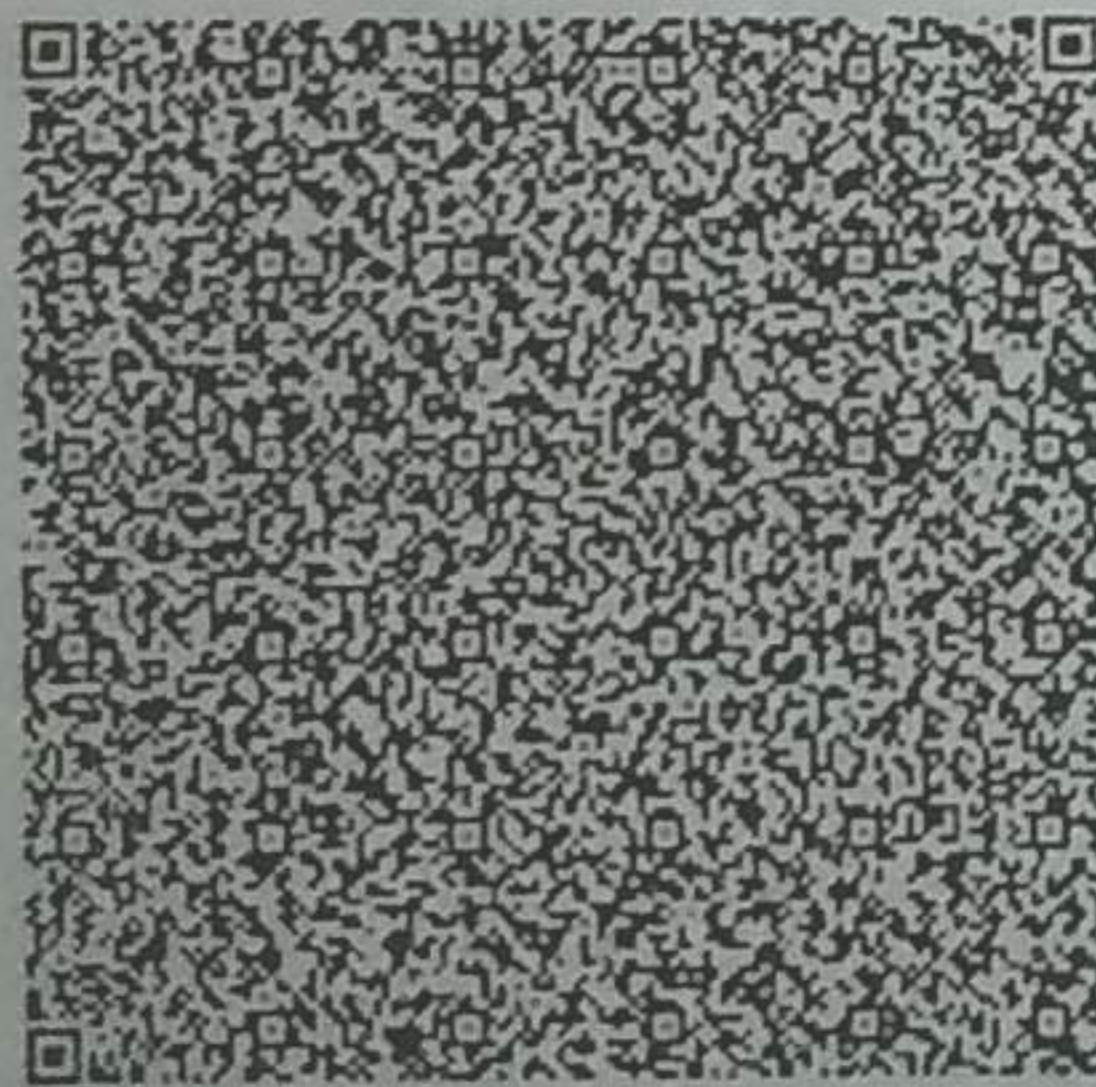


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH029482765278410
 Certificate Issued Date : 26-Jul-2016 03:49 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL01038201612858820
 Purchased by : MEENA DEVI
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 13,00,000
 (Thirteen Lakh only)
 First Party : NA
 Second Party : MEENA DEVI
 Stamp Duty Paid By : MEENA DEVI
 Stamp Duty Amount(Rs.) : 46,800
 (Forty Six Thousand Eight Hundred only)



Please write or type below this line

बिहारी प्रसाद
6/8/15



L. T. 99 Bhem Pradella
6/8/15
बिहारी प्रसाद
6/8/15

दिप मोहता
6/8/15

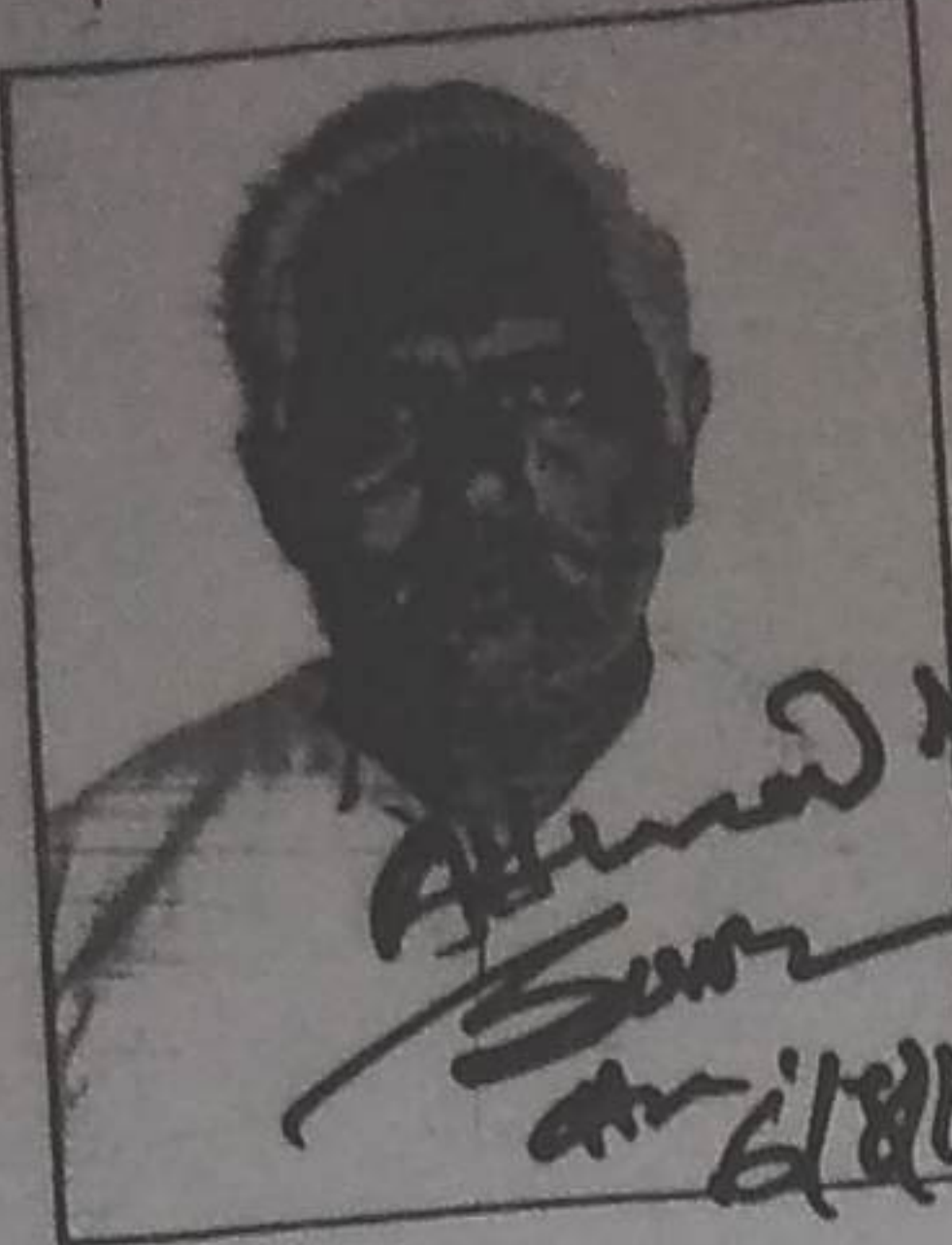
Ajay Pradha
6/8/15

Luna Mohanta
6/8/15

Syam Sunder Mahanta
6/8/15



0000703714



Handwritten notes and signatures at the top right, including 'Stamp No. 46810' and '6/8/16'.



Vertical handwritten notes in the center, including names like 'Ajay Pradhan', 'Dilip Mahakud', and 'Ajay Pradhan'.

Handwritten notes on the right side, including 'न्यूनतम मूल्यकितन सूची से जींचा एंव रही पाया।' and '6/8/16'.

दस्तावेज जांचा (Document Check) with a signature and '6/8/16'.

SALE DEED

जिला अवर निबंधक (District Sub-Registrar) details including 'कन्यापित वस्तुवैज में लेखक / प्रिं.पल' and 'जाति के ...'.

THIS SALE DEED IS MADE ON THIS THE 6th DAY

OF AUGUST 2016 AT JAMSHEDPUR ; B Y :-

(1) BISHWA NATH GOUR, (2) BHIM PRADHAN, (3) ARJUN PRADHAN, (4) BHONDU PRADHAN all sons of Late Amrit Gour, (5) DILIP MAHAKUD, (6) AJAY PRADHAN, (7) TUNA MAHAKUD and (8) SHYAM SUNDAR MAHAKUD, No.5 to 8 all sons of Late Aditya Gour, all by faith Hindu, by Caste Gour, all by Occupation Cultivation, by Nationality Indian, resident of No.1, 2, 3, 4 & 6 all Gour Basti, Post Office Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand and No.5, 7 & 8 all resident of Village Bara Sijulata, P.S. Rajnagar, District Seraikella-Kharswan, Jharkhand, hereinafter jointly called as the SELLERS (which expression shall unless repugnant to the context include their legal heirs, successors, administrators and representatives) of the ONE

PART ; No.1. PAN-ASEPG 0048E No2 PAN-CEZPP46151 No3 PAN-AQNPP-5139N. N.4. PAN -BHOPP-5599M No 5 PAN-ESHFM-3112Q N.6 PAN-ALQPP 59411

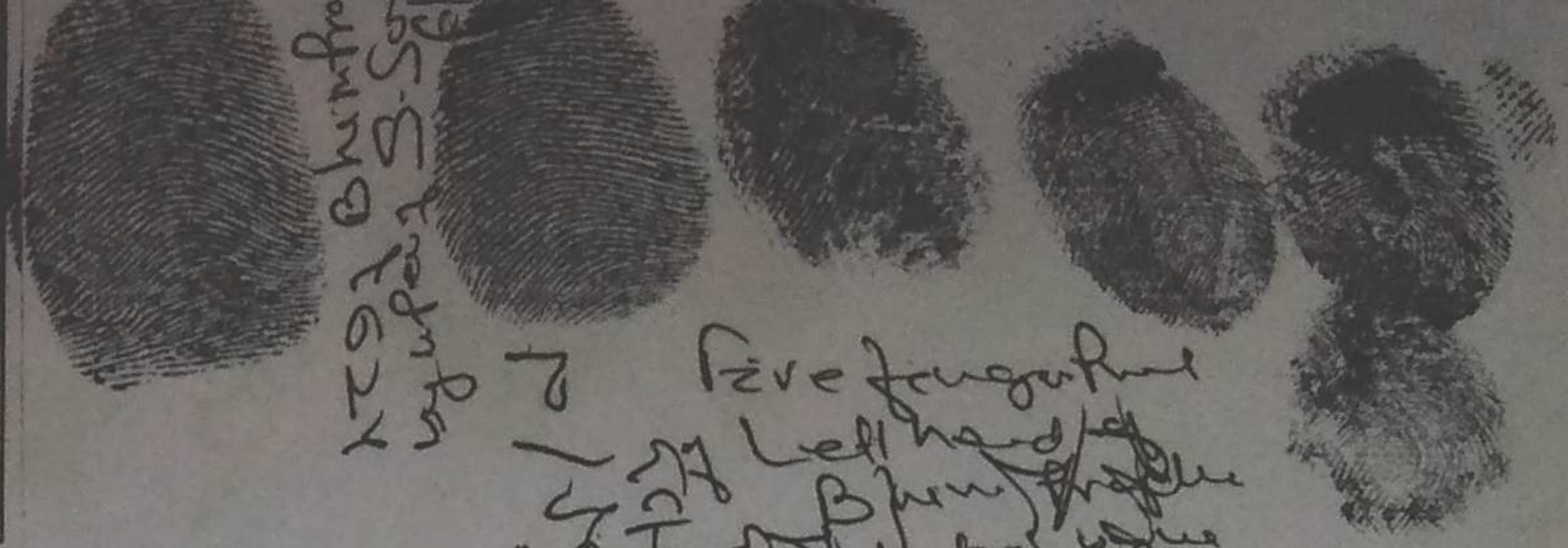
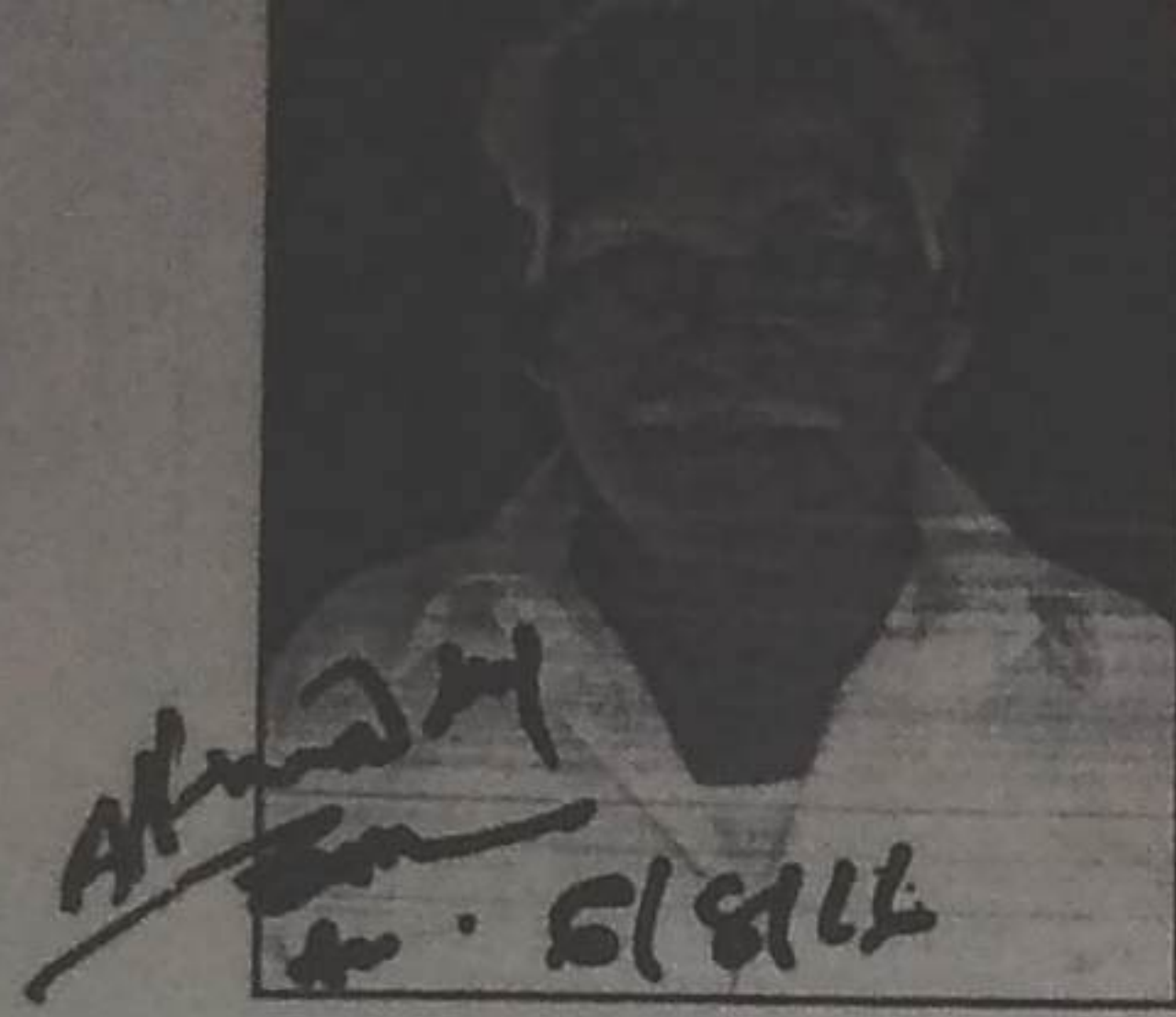
...p/3.

Fee paid 35100/-

35100/-

Handwritten notes at the bottom, including '6/8/16' and '1396'.

95/11/14



Handwritten notes in the top right corner, including 'Five August', 'P/S Kadma', 'Kadma', 'Jamshedpur', 'District East Singhbhum', 'Jharkhand', and 'CCPPD8719N'. There are also some illegible scribbles and numbers.

- 3 -

IN FAVOUR OF

SMT. MEENA DEVI W/O Late Bhaktwatslam, by faith Hindu, by Caste Halwai, by Occupation Household affairs, by Nationality Indian, resident of Flat No.102, KE-2, Kadma, Near Baldwin School, P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the PURCHASER (which expression shall unless repugnant to the context include her legal heirs, successors, administrators, representatives and assigns) of the OTHER PART ; (PAN - CCPPD8719N);

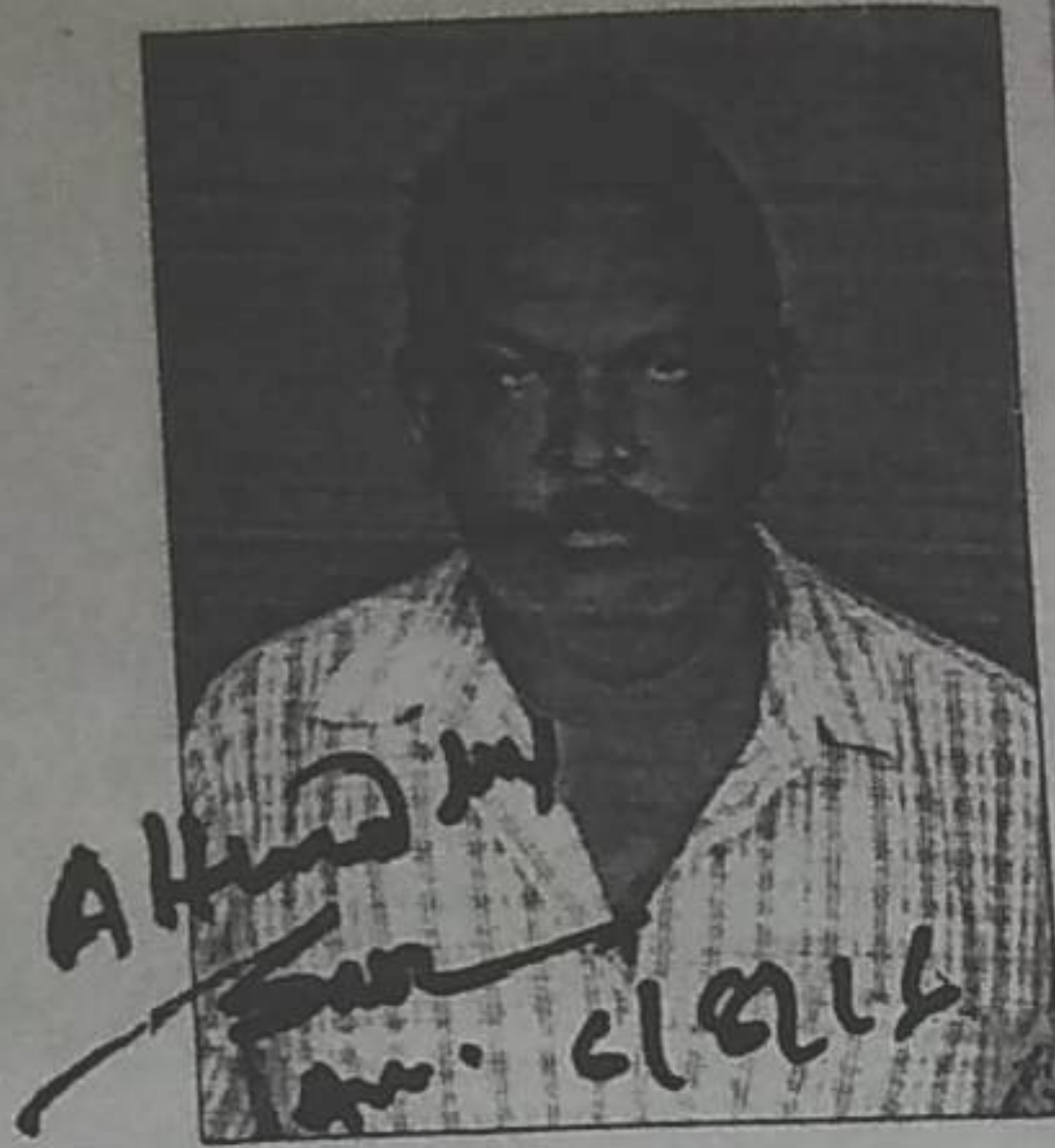
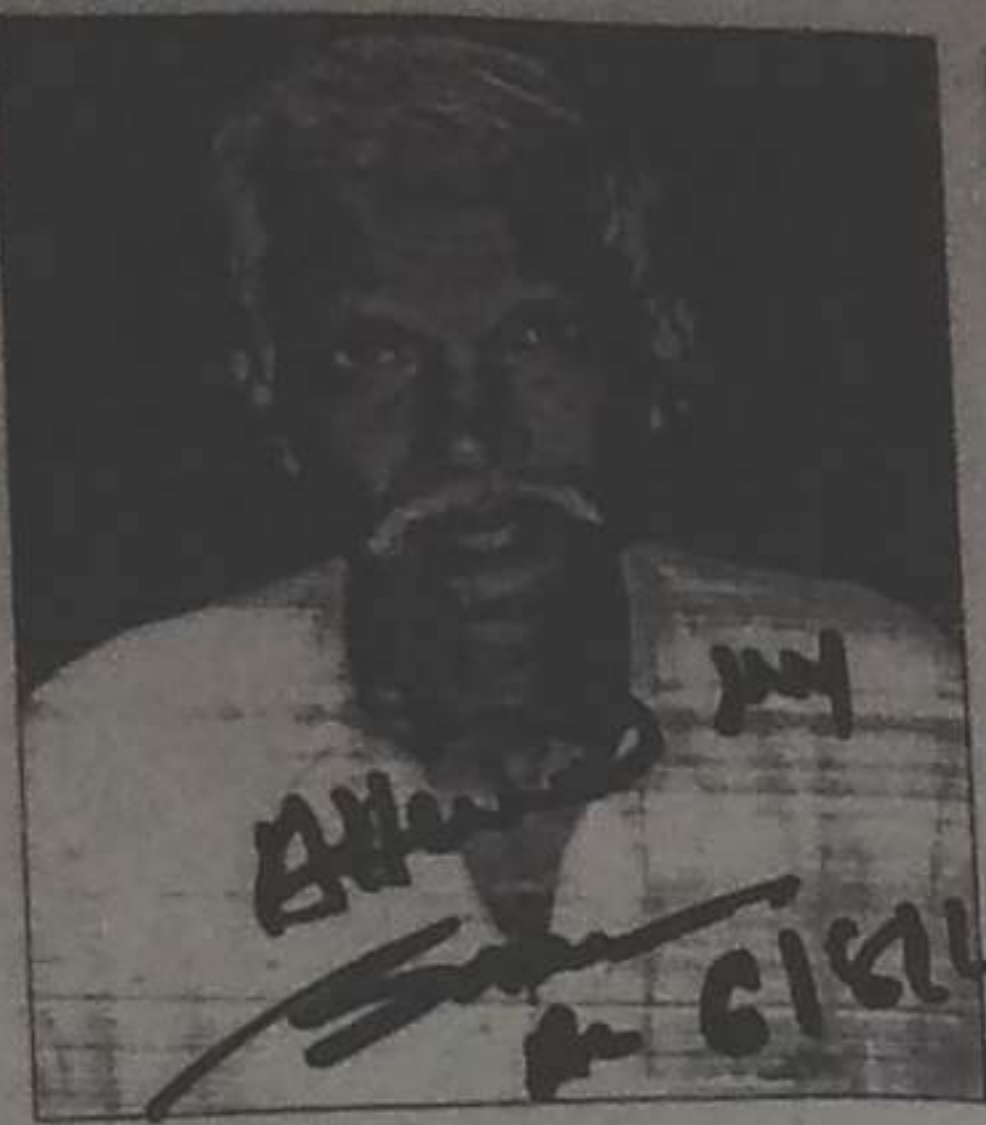
NATURE OF DEED : SALE DEED.
CONSIDERATION AMOUNT : Rs.13,00,000/- (Rupees thirteen lakhs) only.

WHEREAS, the sellers are absolute and lawful owners of the land measuring an area 3 kathas 11.75 dhuls i.e. 5.92 decimals, situated in Mouza Mango, P.S. Mango, Thana No.1642, within Ward No.10 MNAC, recorded under Khata No.210, Plot No.3814, within town Jamshedpur, District Singhbhum East, more particularly mentioned in the schedule below ;

AND WHEREAS, the aforesaid land mentioned in the schedule below along with other land recorded in the

Handwritten notes in the left margin, including a large circular stamp and vertical text.

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khatian of 1980 survey settlement record finally published in the year 1981 in the name of the grand father of the Seller No.1 to 4 and great grand father of the Seller No. 5 to 8 namely Pathan Gour and another co-tenants namely Padu Gour jointly in the said khatian ;

AND WHEREAS, after death of said recorded tenant Pathan Gour, the Seller No. 1 to 4 being his grand sons and Seller No. 5 to 8 being his great grand sons all legal heirs, successors inherited the schedule below land as their own share and they came in joint peaceful possession over the same after amicable partition with the other co-sharers and the Sellers have been in peaceful possession over the schedule below land without any interruption from any body ;

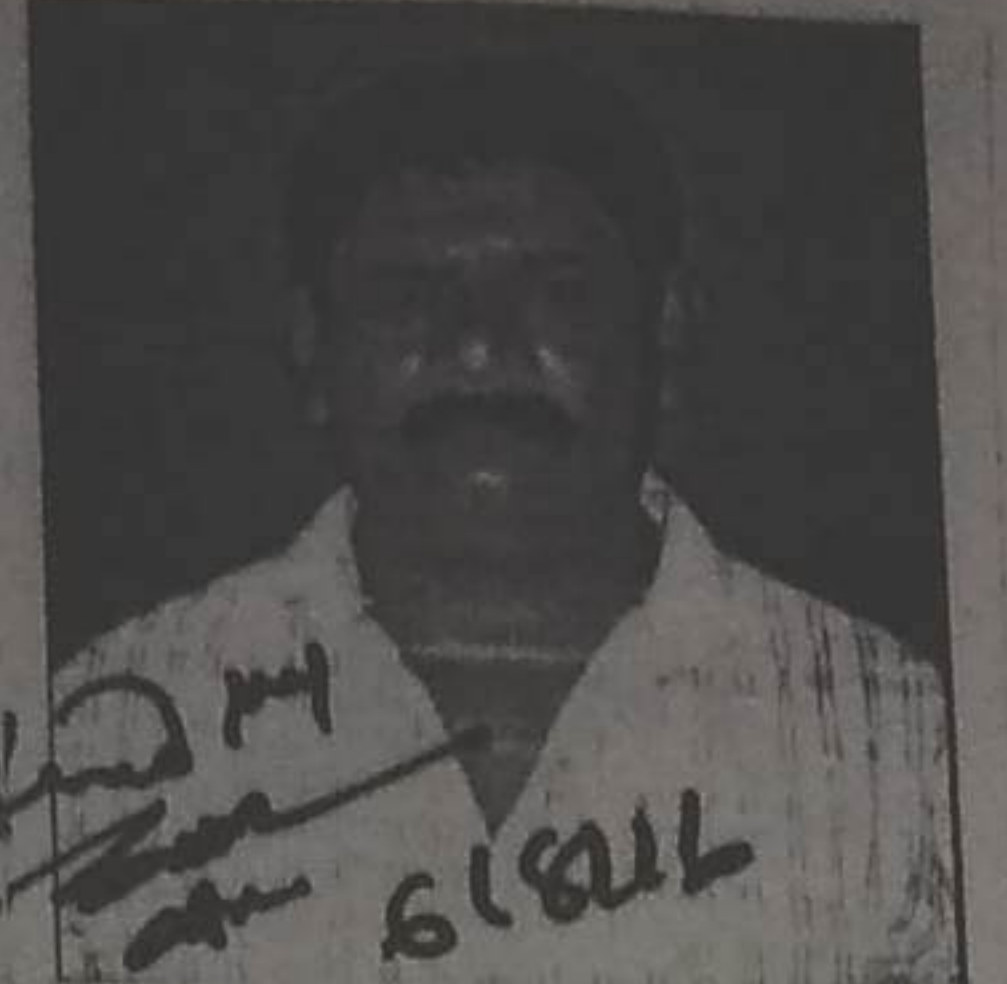
AND WHEREAS, now being in urgent need of money the Sellers have jointly agreed with the Purchaser for absolute sale of the land measuring an area 3 kathas 11.75 dhulrs fully described in the schedule below for a total consideration amount of Rs.13,00,000/- (Rupees thirteen lakhs) only and the Purchaser has agreed to purchase the same at that price ;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

- 1. That in consideration of the said sum of Rs.13,00,000/- (Rupees thirteen lakhs) only paid by the Purchaser to the Sellers, the receipt of which is hereby

Handwritten notes on the left side of the page, including names like 'Bhim Prasad' and 'S. S. Saha', and dates like '11/8/19'.

Handwritten notes in the upper left quadrant, including 'S. M. A.' and '2/11/19'.



Vertical handwritten notes on the right side of the photographs, including 'Dipankar' and '11/8/19'.



Handwritten signatures and names on the right side, including 'Tina mehera' and 'Shyam Suresh'.

admitted and acknowledged as full and final payment in respect of sale of the schedule below land by the Sellers, the Sellers do hereby absolutely and forever sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the Purchaser her heirs, successors without any interruption from the side of the Sellers or any person/s claiming under them.

2. That the Sellers have delivered possession of the schedule below land 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 of the same in any manner she likes and the Purchaser shall be at liberty to get her name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through C.O. Jamshedpur and shall pay rent for the same in her own name.

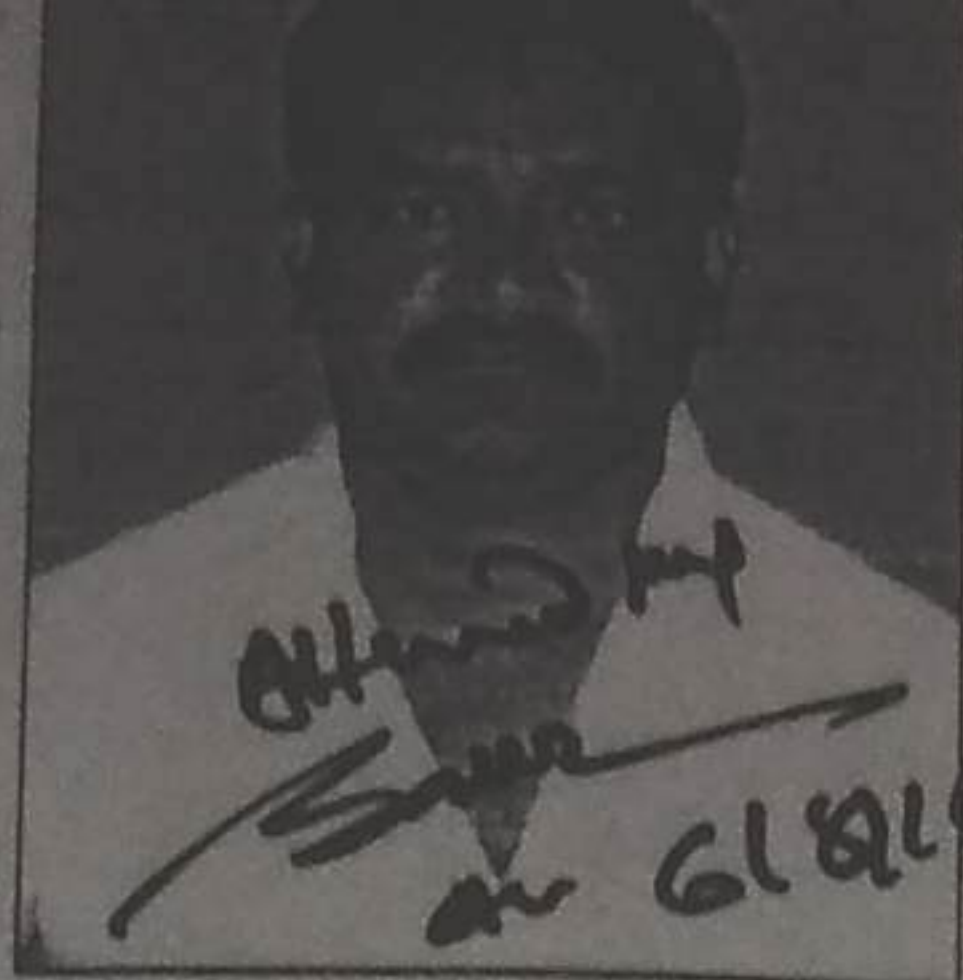
3. That, from this day all the right, title, claim and interest of the Sellers in the schedule below land will cease to exist, and will vest in the Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the land mentioned in the schedule below hereby sold by this deed of sale is free from all encumbrances, charges and liens.

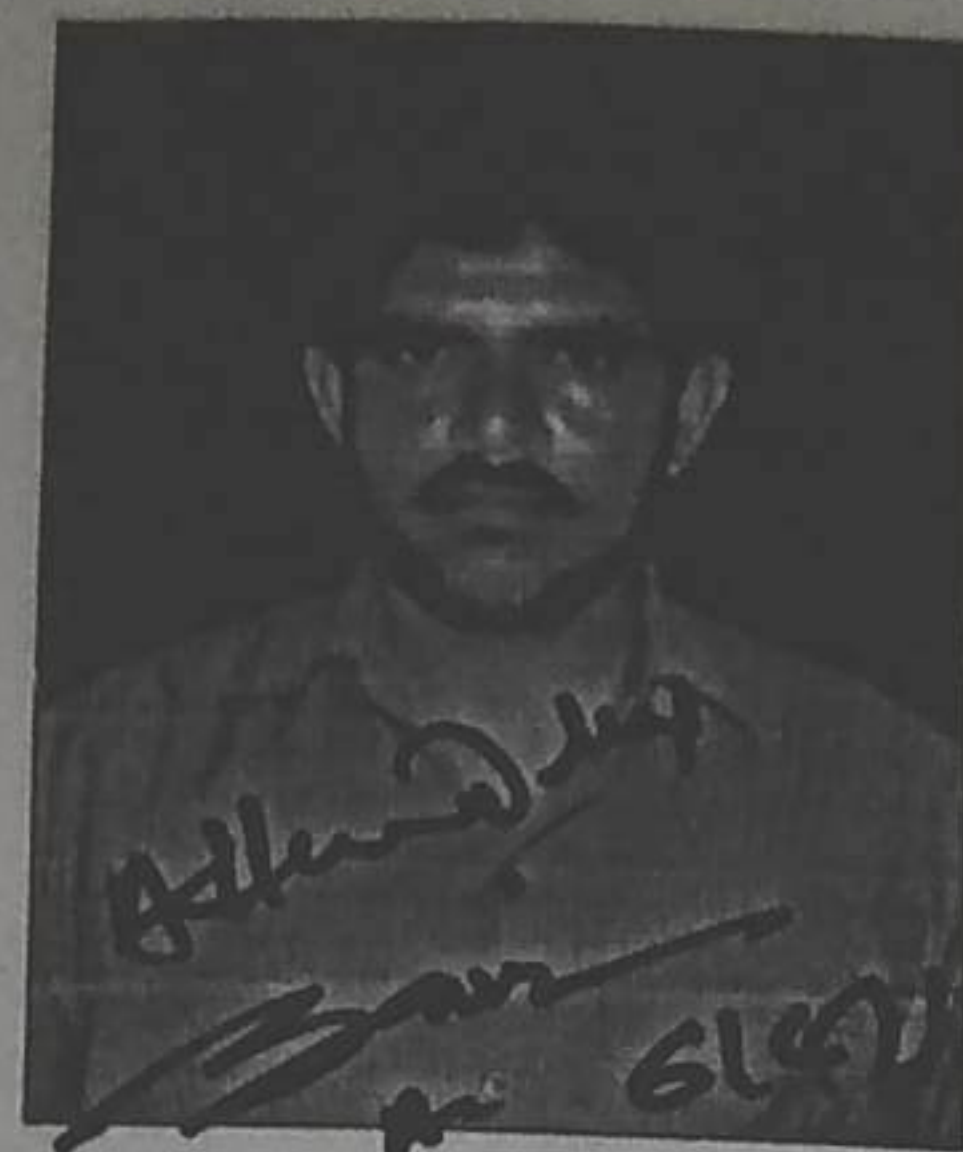
5/18/19



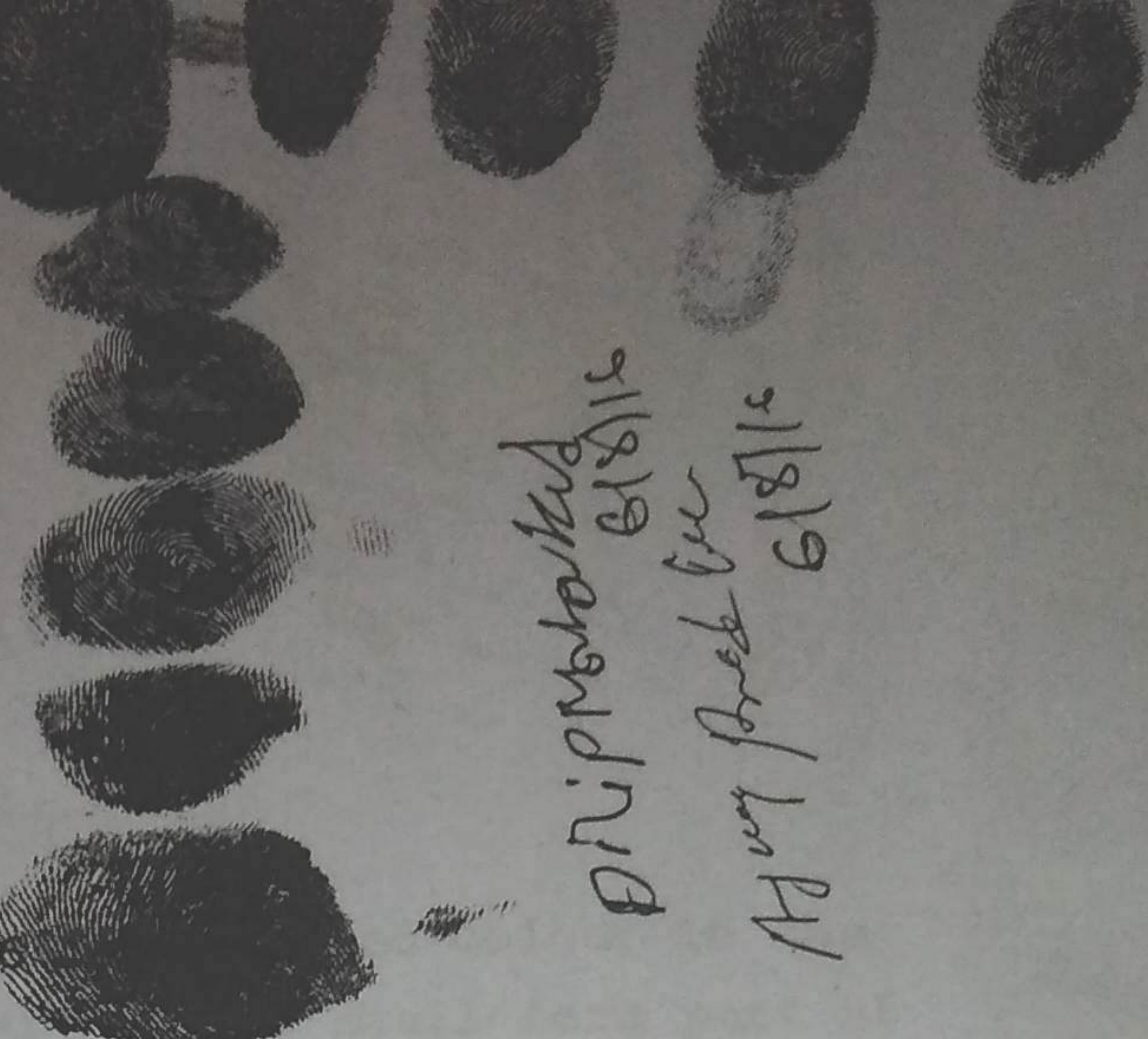
Handwritten notes in Hindi, including 'प्राचीन' and 'सुख'.



Handwritten notes in Hindi next to the top photo.



Handwritten notes in Hindi next to the bottom photo.



Handwritten notes in Hindi on the right side of the page.

5. That, the Sellers hereby declare that they have good and perfect title over the schedule below land which they have not sold, charged or transferred the same in any way to any one else prior to this sale deed.

6. That, if for any defect of title or possession of the Sellers in the schedule below land shall be found, the Purchaser suffers any loss then the Sellers will be liable to compensate the same.

SCHEDULE

(Description of the land hereby sold)

ALL THAT piece and parcel of Homestead land measuring an area 3 kathas 11.75 dhulrs i.e. 5.92 decimals, or 2581 sq.ft. situated in Mouza Mango, P.S. Mango, Thana No. 1642, within Ward No.10 MNAC, recorded under New Khata No.210, New Plot No.3814, within town and District Sub-Registry office Jamshedpur, District East Singhbhum, which is bounded by :-

Table with 2 columns: Boundary of the Land and Dimension. Rows include North, South, East, and West boundaries with their respective dimensions.

61816
61816



Pradha
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- 7 -

The location of the land shown in Red colour in the sketch map annexed herewith which shall form part of this deed.

Annual Rent Rs.10/-per decimals payable to the landlord the State of Jharkhand through C.O. Jamshedpur.

The above land is situated on the Other Road ;

IN WITNESS WHEREOF the Sellers are executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executants who admit the same to be true and correct.

WITNESSES:

1. SOHAN PRADHAN S/o- ARJUN PRADHAN
Gowd Basti mango JSR

2. AMIT RANJAN S/o-Late Suresh Ks. Sharma
H.NO-32-R.No-3, Rammagar, Sonam,
JSR, JHARKHAND
PIN CODE- 831011

Typed by :

Jsr.court.

Drafted by :

Advocate, Jsr.court.

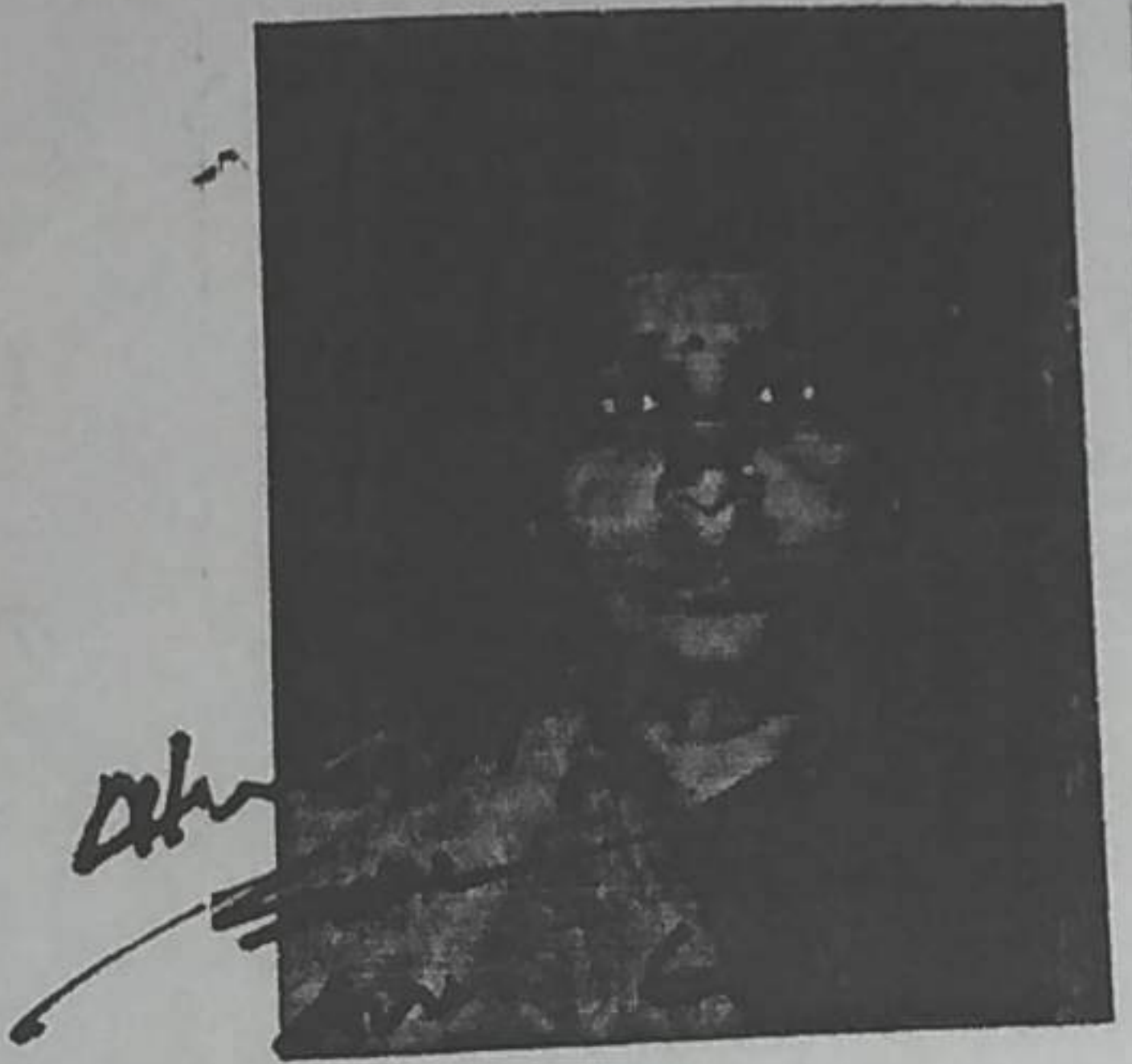
Handwritten signature



Handwritten notes including 'fingers', '22', '28', '24', '26', '27', '29', '30', '31', '32', '33', '34', '35', '36', '37', '38', '39', '40', '41', '42', '43', '44', '45', '46', '47', '48', '49', '50', '51', '52', '53', '54', '55', '56', '57', '58', '59', '60', '61', '62', '63', '64', '65', '66', '67', '68', '69', '70', '71', '72', '73', '74', '75', '76', '77', '78', '79', '80', '81', '82', '83', '84', '85', '86', '87', '88', '89', '90', '91', '92', '93', '94', '95', '96', '97', '98', '99', '100'.

Handwritten names: Dhip Mohok, Ajay Prabhakar, Terna Mahabud, Sanyu Sanyu Mahabud.

PURCHASER.



Handwritten name: Meema Devi



Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been taken by me.

Handwritten signature and the word 'Advocate.'

नाम अधिसूचित क्षेत्र जमशेदपुर
 वार्ड संख्या - 10
 चादर संख्या - 11
 राज्य थाना - धातशिला
 जिला - सिंहभूम
 पैमाना - 1 से.मी. = 20 मी.
 सन - 1970-71 ई.

5 काल रंग चिह्नित प्लॉट नं० 3814 का अंश रकबा 0-3-11.75 Dhur (2581 Sqft) B-K-D
 5.92 Decimal

SIDE	SIZE	BOUNDARY
NORTH	69'-6"	Kushdeo prayapati
SOUTH	63'-6"	Plot no 3752
EAST	33'-9"	Vijay Tiwary
WEST	43'-9"	12'-0" Road

अधिसूचित क्षेत्र

L.T. of Blum
 Fradly by
 Pen of S. S. Sanyal



अधिसूचित क्षेत्र

अधिसूचित क्षेत्र

अधिसूचित क्षेत्र

अधिसूचित क्षेत्र



N.N. RAUT (LAND SURVEYOR)

AMIN *N. Raut*
 Nityananda R
 Mango J.S.R



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

Token No: 35

Document Type
Presenter Name & Address
Stampable-Doc. Value
Document/Transaction Value
Special Type

Sale Deed
Gour Basti, Post Office
1300000
1300000

Presenter Bishwa Nath Gour
Road, Mango, P.S. Mango, Jsr
DOE
Stamp Value 46800
Serial /Deed /
No.
Old Serial No. /

Token Date/Time: 06/08/2016 12:17:21

Date of Entry 06/08/2016
Total Pages 82
Book 1
CNO/PNO

Remarks / Other Details

(Departmental Letter)
Vide Letter No 1395
Dated 12.11.2015 (10%
Stamp Exemption For
Purchaser Being Lady;
Vide Letter No 1396
Dated 12.11.2015(10%
Fees Exemption For
Purchasers Being
Lady)

Property Details:

App. ID

e-Stamp Cert.
No.

IN-
JH029482765278410

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
JAMSHEDPUR	1642	10	MANGO	210 New	3814 New		Kushdeo Prajapati	Plot No. 3752	Vijay Tiwary	12' Ft. Road		U_RES	5.92 Decimal	1202944

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Bishwa Nath Gour	Late Amrit Gour	Cultivation			Male	ASEPG0048C		9204398386	Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr	Do
2	VENDOR	Bhim Pradhan	Late Amrit Gour	Cultivation			Male	CEZPP4615M		9708561099	Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr	Do
3	VENDOR	Arjun Pradhan	Late Amrit Gour	Cultivation			Male	AQNPP5139N		8873940548	Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr	Do
4	VENDOR	Bhondu Pradhan	Late Amrit Gour	Cultivation			Male	BHOPP5599M		8092068369	Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr	Do
5	VENDOR	Dilip Mahakud	Late Aditya Gour	Cultivation			Male	CSHPM3112Q		9572032978	Village Bara Sijulata, P.S. Rajnagar	Do
6	VENDOR	Ajay Pradhan	Late Aditya Gour	Cultivation			Male	ALQPP5941E		9801327467	Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr	Do

11/11/2016

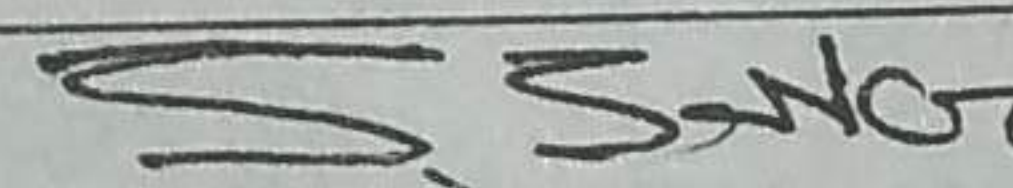
7	VENDOR	Tuna Mahakud	Late Aditya Gour	Cultivation		Male		9162622377	Village Bara Sijulata, P.S. Rajnagar	Do
8	VENDOR	Shyam Sundar Mahakud	Late Aditya Gour	Cultivation		Male		8578966954	Village Bara Sijulata, P.S. Rajnagar	Do
9	VENDEE	Meena Devi	W/O Late Bhaktwatslam	Household Affairs		Female	CCPPD8719N	8936819104	Flat No. 102, Kf-2, Kadma, Near Baldwin School, P.S. Kadma, Jsr	Do
10	Identifer	Sohan Pradhan	Arjun Pradhan	Business		Male		9180921232	Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr	Do
11	Witness1	Sohan Pradhan	Arjun Pradhan	Business		Male		9180921232	Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr	Do
12	Witness2	Amit Ranjan	Late Suresh Kumar Sharma	Service		Male		9031938436	H.N. 32, Road No. 3, Ram Nagar, Sonari, P.S. Sonari, Jsr	Do

Fee Details:

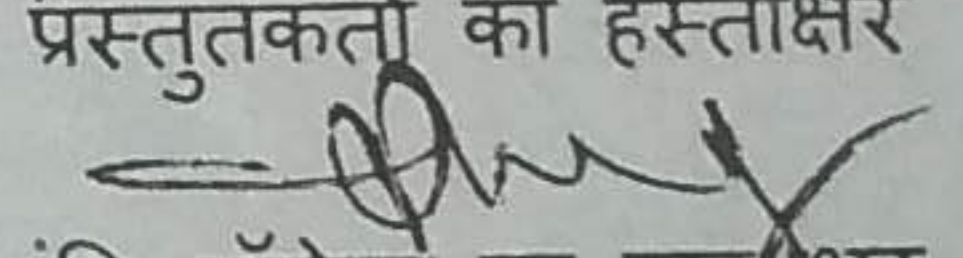
SN	Description	Amount	CHC	Net Amount
1	SP	1,230.00	0.00	1,230.00
2	A1	35,100.00	351.00	35,451.00
3	PR	0.94	0.00	0.94
4	LL	2.50	0.00	2.50
Total		36,333.44	351.00	36,684.44

दीर्घतः १५/०३/१८

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।


दस्तावेज लेखक का हस्ताक्षर

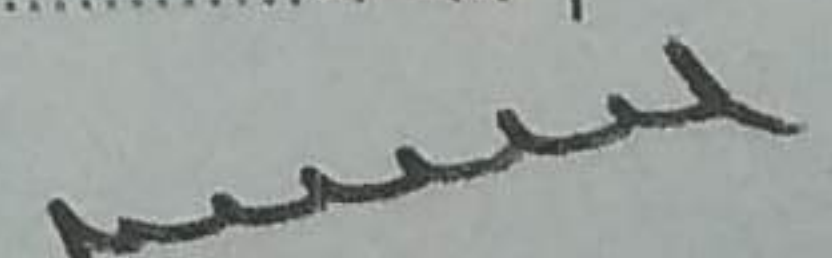
निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।



डाटा इंट्री ऑपरेटर का हस्ताक्षर

① विश्वनाथ गोड़ ③ अर्जुन प्रधान ⑤ दिलीप महाकुड़ ⑦ उना महाकुड़
ने इस दस्तावेज के निष्पादन को मेरे समक्ष

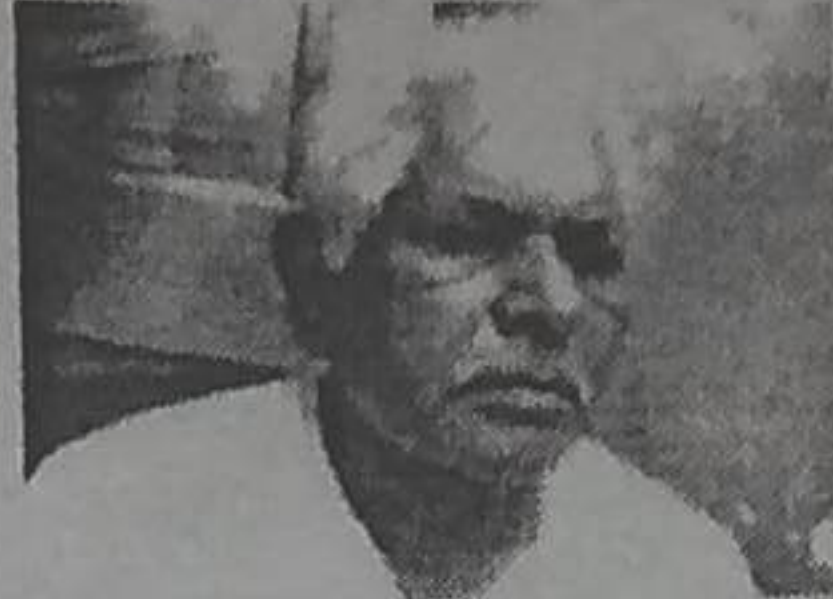











उपर्युक्त स्वीकार किया ② भीम प्रधान ④ भोंदू प्रधान ⑥ अजय प्रधान ⑧ श्यामसुंदर मह

जिसकी पहचान सोहन प्रधान पिता अर्जुन प्रधान
निवासी मानगो पेशा व्यवसाय ने की।



निबंधन पदाधिकारी का हस्ताक्षर

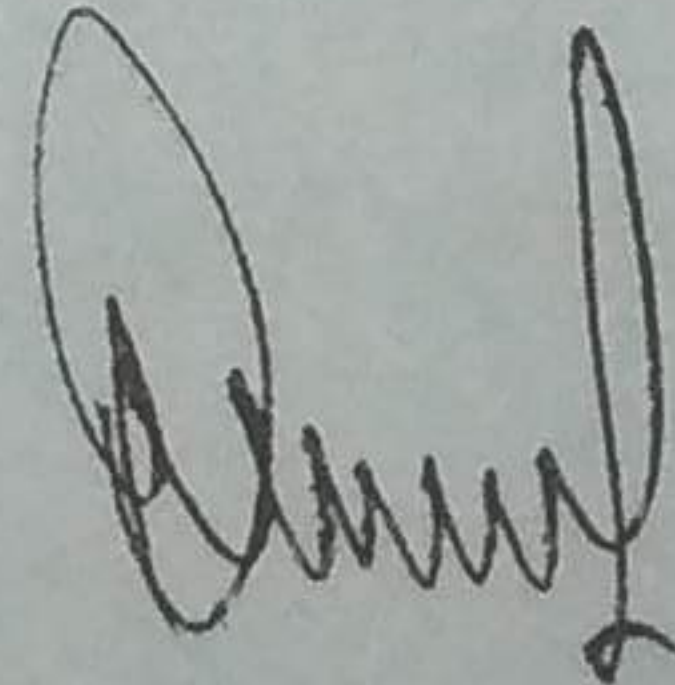

निबंधन विभाग, झारखंड
जमशेदपुर









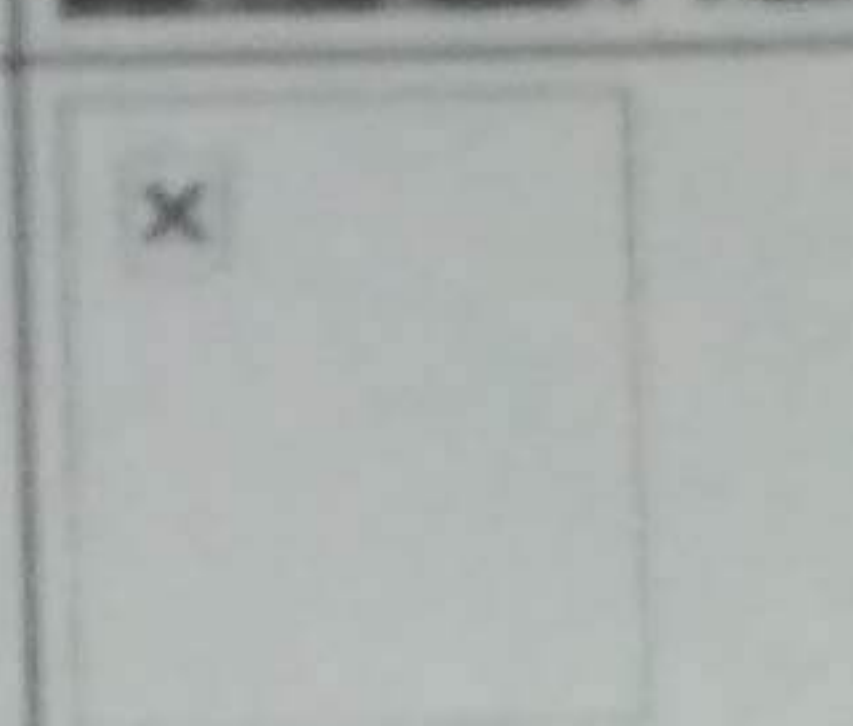
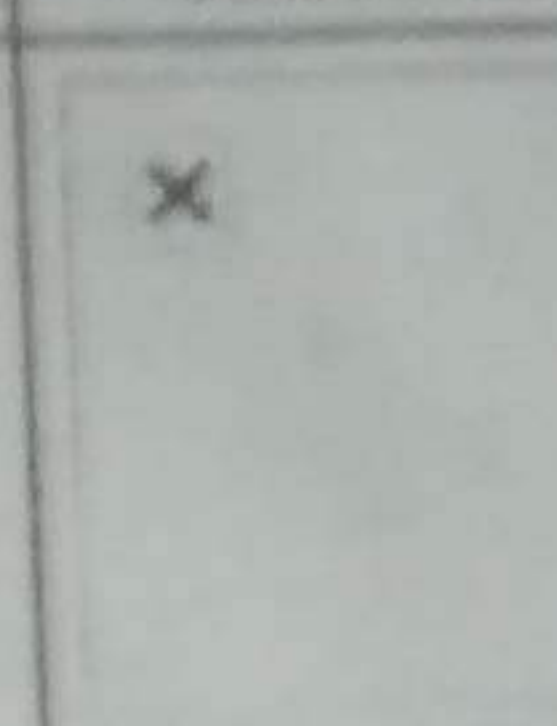
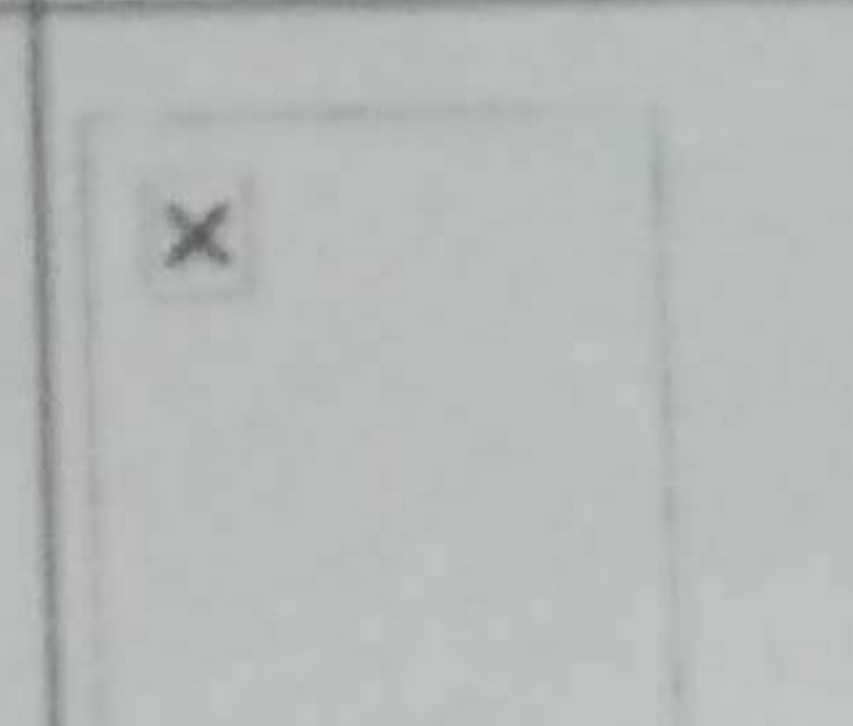
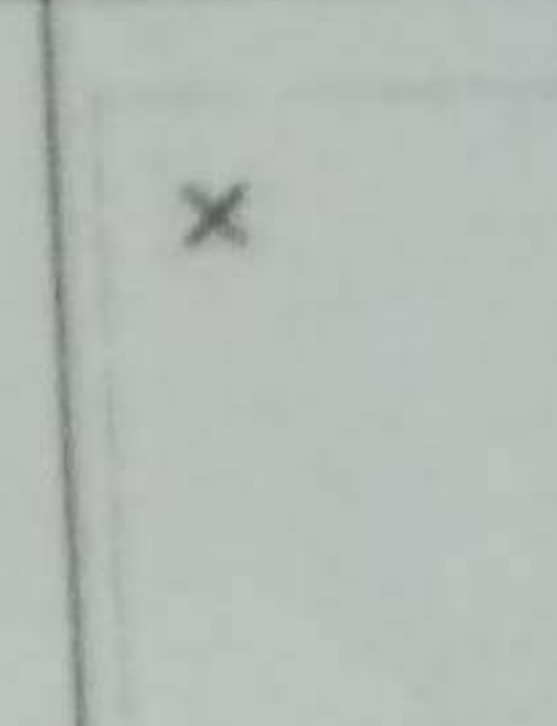
Token No.35 Token Date: 06/08/2016 12:17:21
Deed No./Year :3579/3234/2016
Type: Sale Deed

Party Details	Photo	Thumb
Bishwa Nath Gour Father/Husband Name:Late Amrit Gour (VENDOR) Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr		
Bhim Pradhan Father/Husband Name:Late Amrit Gour (VENDOR) Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr		
Arjun Pradhan Father/Husband Name:Late Amrit Gour (VENDOR) Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr		
Bhondu Pradhan Father/Husband Name:Late Amrit Gour (VENDOR) Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr		
Dilip Mahakud Father/Husband Name:Late Aditya Gour (VENDOR) Village Bara Sijulata, P.S. Rajnagar		
Ajay Pradhan Father/Husband Name:Late Aditya Gour (VENDOR) Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr		


Book No. I
Volume 460
Page 425 To 506
Deed No 3579/3234
Year 2016
Date 06/08/2016 13:46:45

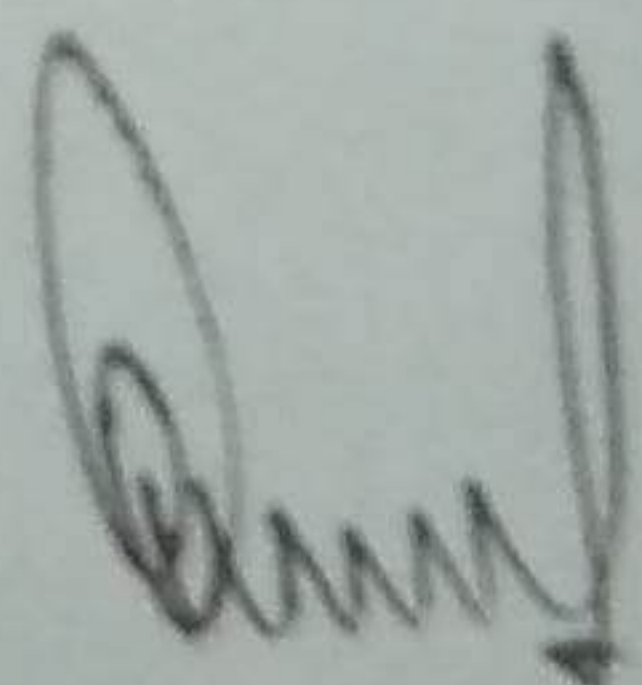

Registering Officer


Signature of Operator

N	Party Details	Photo	Thumb
	Tuna Mahakud Father/Husband Name:Late Aditya Gour (VENDOR) Village Bara Sijulata, P.S. Rajnagar		
	Shyam Sundar Mahakud Father/Husband Name:Late Aditya Gour (VENDOR) Village Bara Sijulata, P.S. Rajnagar		
	Meena Devi Father/Husband Name:W/O Late Bhaktwatslam (VENDEE) Flat No. 102, Kf-2, Kadma, Near Baldwin School, P.S. Kadma, Jsr		
9	Sohan Pradhan Father/Husband Name:Arjun Pradhan (Identifier) Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr		
11	Sohan Pradhan Father/Husband Name:Arjun Pradhan (Witness1) Gour Basti, Post Office Road, Mango, P.S. Mango, Jsr		
12	Amit Ranjan Father/Husband Name:Late Suresh Kumar Sharma (Witness2) H.N. 32, Road No. 3, Ram Nagar, Sonari, P.S. Sonari, Jsr		

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