

2266

Sale Value 3,00,000/- rs. Maifo

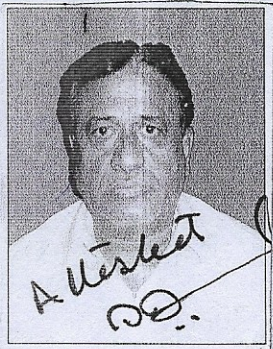
1934



05AA 194641

Stamp - 12000/-

Satyendra Nath Dubey  
21-12-09



DEED OF TRANSFER BY SALE

THIS DEED OF TRANSFER BY SALE IS MADE ON THIS 21ST. DAY OF DECEMBER, 2009, AT JAMSHEDPUR, B | Y

"SHRI SATYENDRA NATH DUBEY, son of Shri B.K.Dubey, by religion Hindu, Indian Citizen, by occupation Business, resident of 58, "Orchid", Ashiana Gardens, Sonari, P.O. and P.S. Sonari, in town Jamshedpur- 11, District Singhbhum East, within the State of Jharkhand, hereinafter called the VENDOR of the ONE PART :

IN FAVOUR OF

SHRI RAJ KUMAR NEGOTIA, son of Late Shri Laxmi Narayan Negotia, by religion Hindu, Indian Citizen, by occupation Business, resident of Gowala Para Road, Jugsalai, P.S. Jugsalai, in town Jamshedpur-831006, District Singhbhum East, within the State of Jharkhand, hereinafter called the PURCHASER of the OTHER PART :

Fee paid 12.3.10  
 AD 8000 = 00  
 L.L.R. 2 = 50  
 P. fee 0.94

सस्तावेज जीवा



Satyendra Nath Dubey

- 2 -

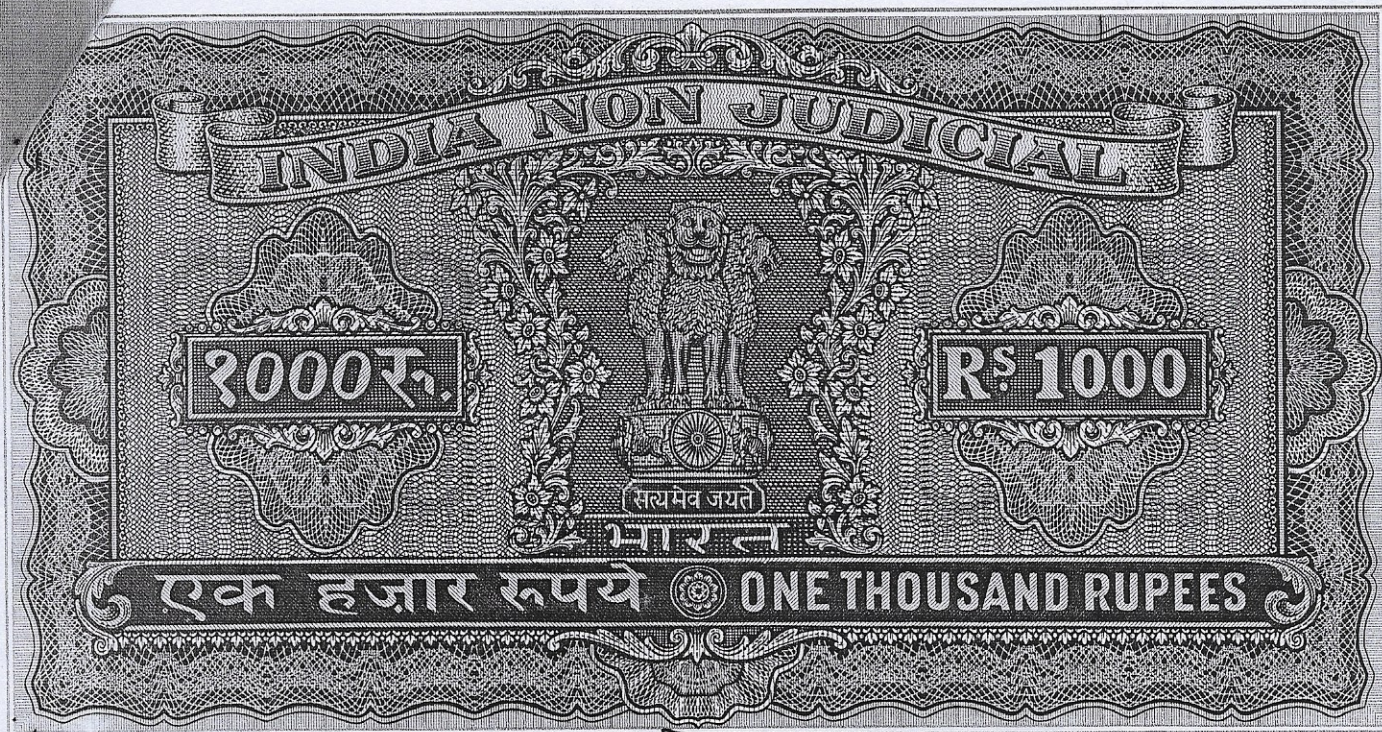
NATURE OF TRANSFER : DEED OF TRANSFER BY SALE

CONSIDERATION AMOUNT : Rs. 3,00,000/- (Rupees three lakhs)  
only.

In this deed of transfer by sale the following expression unless repugnant to the context shall have the meaning assigned thereto.

(a) the Vendor means the said Shri Satyendra Nath Dubey, includes his heirs, successors, administrators, and legal representatives.

(b) the Purchaser means the said Shri Raj Kumar Negotia, includes his heirs, successors, administrators, legal representatives and assigns.



Satyendra Nath Dubey

- 3 -

(c) The Immovable Property means ALL THAT piece and parcel of land admeasuring 0.01.30 Hectare i.e. 2.44 decimals together with one room covering an area 107 sq.ft., built up, being in Plot No.205, under Khata No.487, situated in mouza Mango, P.S.Mango, Thana No.1642, town Jamshedpur, Dist.Singhbhum East, within the State of Jharkhand, and all its advantages, privileges, benefits etc, more specifically described in the schedule 'A' hereunder written, is the subject matter of this deed of sale.

WHEREAS the Vendor Sri Satyendra Nath Dubey, is the lawful and exclusive owner of the above landed property, together with whatsoever house standing thereon and the

Satyendra Nath Dubey

right, title, interest and ownership of the vendor has been confirmed by virtue of Family Partition made amongst the vendor and others dated 20th February, 2009 at Jamshedpur vide Deed No. 1140 (Sl. No. 1314), registered at Jamshedpur in Book No. 1, Volume No. 43, pages 457-484, for the year 2009, completion dated 20.02.2009, and the vendor has been in possession and exercising all acts of ownership thereto, as its bonafide owner in the eye of law, without any objection or impediment or interruption by and from any corner and on payment of proportionate ground rent and other taxes thereof;

AND WHEREAS the parties hereof jointly agreement that the former i.e. the vendor said Satyendra Nath Dubey would sale and transfer and the later the purchaser Sri Raj Kumar Negotia, would purchase and acquire the above immovable property free from all encumbrances, for a total consideration amount of Rs. 3,00,000/- (Rupees three lakhs) only.

NOW THIS DEED OF TRANSFER BY SALE WITNESSETH:-

01) That in pursuance of the above agreement and in consideration amount of Rs. 3,00,000/- (Rupees three lakhs) only, paid by the purchaser to the vendor, as stated hereunder

p/5...

Satyendra Nath Dubey

shown in the column of MEMO OF CONSIDERATION, the receipt whereof the said sum does hereby accept, acknowledge as full and final consideration amount, against sale of immovable property morefully described in the schedule 'A' hereunder written, the vendor by these presents sale, convey, transfer and assign unto the purchaser ALL THAT Immovable property, together with all right, title and interest, TO HAVE AND TO HOLD the same by the vendor.

02) That the vendor is completely divested of all his interest and right in the said immovable property and shall cease to have any right or title in the immovable property hereby sold to the purchaser by these presents.

03) That the vendor on receipt of full consideration amount from the purchaser has delivered possession of the said property in favour of the purchaser and relevant papers and documents of the said property.

04) That the purchaser will be at liberty to get his name mutated in the records of the Superior landlord, through learned C.O. Jamshedpur and will pay ground rent and other taxes in his own name.

Satyendra Nath Dubey

05) That prior to sell and execution of this deed of sale the vendor has not conveyed or delivered or sold to any other party and same is free from all encumbrances, charges and liens.

06) That if the purchaser sustains any loss due to defect title of the vendor in respect of the said immovable proper the vendor shall be liable to the purchaser and shall recou the purchaser and such losses together with all litigations expenses that may incur by the purchaser to perfect his tit in the demised property.

SCHEDULE 'A'

ALL THAT piece and parcel of land ad-measuring 0.01.30 Hect i.e. 2.44 Decimals together with one room covering an area 107 sq.ft., built up, being in Plot No.205, under Khata No.487, situated in mouza Mango, P.S.Mango, Thana No. 1642, in town Jamshedpur, Dist.Sub-Registry office at Jamshedpur, Dist.Singhbhum East, and all its advantages, privileges, benefits etc,

Which is bounded by :-

- 7 -

Satyendra Nath Dubey

NORTH BY :- Land and premises belonging to Smt. Sunayna Dubey;

SOUTH BY :- Land and premises belonging to Bipin Dubey;

EAST BY :- Site of one Durna;

WEST BY :- Road;

Annual rent Rs. 2.50 paise only, payable to the Superior landlord the State of Jharkhand, through C.O. at Jamshedpur.

MEMO OF CONSIDERATION

The purchaser paid a sum of Rs. 3,00,000/- only to the vendor, named within in the following manner :-

<u>Cheque No.</u>	<u>drawn on</u>	<u>dated</u>	<u>Amount</u>
130938	SBI, Jugsalai, Jsr.	21-12-2009	3,00,000/-

The present premises is situated away from the main Road and is on the branch Road.

IN WITNESS WHEREOF the Vendor has hereunto set his hand today at Jamshedpur on this the day, month and year first above written.

Satyendra Nath Dubey

Read over and explained the content of this deed to the executant who admit it to be true and correct.

WITNESSES

1. ASHOK SHARMA  
LATE RAM AWATAR SHARMA
2. A sahaib of Jamshedpur

Typed by :-

U.K. Ghosh / Jsr. Court.

Drafted by :-

Advocate, Jsr. Court.



WITNESSES

S. S. SARKAR

Signature of S. S. Sarkar



Certified that the fingers prints of the left hand of each persons, whose photographs are affixed in the document, have been obtained by me.

Signature of Advocate  
Advocate.



## निबंधन विभाग, झारखंड

जमशेदपुर

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

26

Token Date/Time: 20/03/2010 15:22:26

Document Type	Sale Deed	Presenter	Satyendra Nath Dubey
Document Name & Address	58 Orchid, Ashiana Gardens, Sonari, P.S - Sonari, Jsr	Date of Entry	20/03/2010
Comparable Doc. Value	300000	DOE	Total Pages 20
Document Value	300000	Stamp Value 12000	Book 1
Special Type		Serial No. 0	CNO/PNO
Remarks / Other Details			

## Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1642	0	MANGO	487	205			OR_RES	2.44 Decimal	190320

## Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_PAKKA	1642		MANGO	Mango, P.S - Mango, Jsr	107	940 Sq. Ft.	100580

## Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Satyendra Nath Dubey	B.K.Dubey	Business	Other		58 Orchid, Ashiana gardens, sonari, p.s - sonari, jsr
2	VENDEE	Raj Kumar Negotia	Late Laxmi Narayan Negotia	Business	Other		gowala para rd, jugsalai, jsr
3	Identifier	Ashok Sharma	Late Ram Awatar Sharma	Service	Other		jugsalai chowk bazar, p.s - jugsalai, jsr
4	Witness1	Ashok Sharma	Late Ram Awatar Sharma	Service	Other		Jugsalai Chowk Bazar, P.S - Jugsalai, Jsr
5	Witness2	A. Sarkar	Late M.M.Sarkar	A/C	Other		Jsr Court

## Fee Details:

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

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंद्रि की गई है।

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

सत्येंद्र नाथ दुबे

अशोक शर्मा

जुगसलाई

पिता

पेशा

श. राम अशोक शर्मा

कर्मचारी

निबंधन पदाधिकारी का हस्ताक्षर

20/3/10



निबंधन विभाग, झारखंड  
जमशेदपुर

No.26 Token Date: 20/03/2010 15:22:26

/Deed No./Year :2366/1934/2010

d Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Satyendra Nath Dubey</b> Father/Husband Name:B.K.Dubey (VENDOR) 58 Orchid,Ashiana gardens, sonari, p.s - sonari, jsr		
2	<b>Raj Kumar Negotia</b> Father/Husband Name:Late Laxmi Narayan Negotia (VENDEE) gowala para rd, jugsalai, jsr		
3	<b>Ashok Sharma</b> Father/Husband Name:Late Ram Awatar Sharma (Identifier) jugsalai chowk bazar, p.s - jugsalai, jsr		
4	<b>Ashok Sharma</b> Father/Husband Name:Late Ram Awatar Sharma (Witness1) Jugsalai Chowk Bazar, P.S - Jugsalai, Jsr		
5	<b>A. Sarkar</b> Father/Husband Name:Late M.M.Sarkar (Witness2) Jsr Court		

Book No. I  
Volume 70  
Page 451 To 470  
Deed No 2366/1934  
Year 2010  
Date 20/03/2010 16:08:35

District Sub Registrar

Signature of Operator