

sale value 324,000/- 05/08. 4056

4751
F/12
7/08



15
7/08

13000/- 05AA 222196



ATTESTED
BANJAY KUMAR KAUNTIA
ADVOCATE
JAMSHEDPUR COURT

Salma Subas Tirkey.
80/90/70



Handwritten notes in Hindi script, partially obscured by a signature.

By virtue of Permission for Sale granted by the L.R.D.C. Dhalbhum at Jamshedpur in Misc. Case No. 88 of 2007-08 Under Section 46 C.N.T Act order passed on dated 15.10.2007.

Signature of Salma Subas Tirkey
F-6-08

SALE DEED.

This Sale Deed is made on the 6th day of June, 2008 at Jamshedpur, BY :

SRI SALMA SUBAS TIRKEY Son of late C.A. Komal Tirkey, by caste ORAON (Scheduled Tribe), by faith Christian, Nationality Indian, by occupation Business, Resident of Road No.6, Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District Singhbhum East, in the state of Jharkhand, hereinafter called the

fee chargeable
A/C 3240 = 0
LLR - 250
P fees - 0394
A/C -



Part II Ms. Sunita Kumar. of Jh
 for... Sale deed
 Rs. 13000/-
 6/6/08
 Jharkhand, India



Sanjay KUMAR PANTIA
 ADVOCATE
 JAMSHEDPUR COURT

Sd/- Subodh Tivkey
 89/90/EO



ATIME
 STAMP

बनाम सुनीता कुमारी के लिये श्री. सुबोध तिवकी
 माननीय जामशेदपुर
 दिनांक 7-6-08
7-30-10-08
सुबोध तिवकी



7-6-08



Salma Subas Tikhey.
07/06/08

- 2 -

SELLER (which expression shall unless repugnant to the context mean and meaning thereof deemed to be aforesaid Seller and his legal heirs, successors, legal representatives, administrators and assignees) of the one part.

IN FAVOUR OF

SMT. SUNITA KUJUR Wife of Sri Salomon Minz, by caste ORAON (Scheduled Tribe), by faith Christian, Nationality Indian, by occupation service, Resident of Road No.6, Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District Singhbhum East, in the state of Jharkhand, hereinafter called the PURCHASER (which expression shall unless repugnant to the context mean and meaning thereof deemed to be aforesaid Purchaser and her legal heirs, successors, legal representatives,



Salma Sybes Tinkay
07/06/08

- 3 -

administrators and assignees) of the other part.

Nature of Deed : SALE DEED.

Consideration Money : Rs.3,24,000/-

(Rupees three lakhs twenty four thousand) only.

Know all men by these presents that the Seller abovenamed is the absolute and lawful owner of the land morefully described in the schedule below.

And whereas schedule below land and other land had been purchased by the seller by virtue of registered Sale Deed No.1857 dated 02.05.1997 registered at District Sub Registry Office Jamshedpur after obtaining the Sell Permission from the office of learned L.R.D.C.Dhalbhum, Jamshedpur vide Misc.Case No.64 of 1996-97 Under Section

Solme Subes Tikray
20/10/20

- 4 -

46 C.N.T Act, order passed on 04.03.1997 from its former owner Jano Kui, who inherited the same after the death of her mother late Maki Kui, recorded owner as per survey settlement.

And whereas after the said purchase the seller has been in peaceful possession over the said land mentioned in schedule below and other land without any interruption from any body and will have got every right to transfer the same.

And whereas now being in urgent need of money the seller has agreed with the Purchaser for absolute sale of the schedule below land for a total consideration amount of Rs.3,24,000/- (Rupees three lakhs twenty four thousand) 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.3,24,000/- (Rupees three lakhs twenty four thousand) only paid by the Purchaser to the seller, the receipt of which is hereby admitted and acknowledged as full, final and highest market price of the schedule below land by the seller, the seller does hereby absolute and forever sell, convey, transfer and deliver the all that land mentioned in the schedule below in favour of the purchaser by this deed of sale.

2. That the seller has delivered possession of the schedule below land to the purchaser and from this day

80/90/60
Selling Subas
S

the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose off the same in any manner she likes and the purchaser shall be at liberty to get her name mutated in the records of the landlord the state of Jharkhand through Circle Officer Jamshedpur and shall pay rent for the same in her own name.

3. That from this day the seller ceases to have any right, title, interest over the schedule below land and all the right, title, interest of the seller in the schedule below land now will completely vested in the name of the purchaser and the purchaser will become the absolute owner thereof from this day.

4. That the land hereby conveyed by this deed of sale is free from all encumbrances, liens and charges.

5. That the seller hereby declares that he has good and perfect title over the schedule below land which he has not sold, charged or transferred the same to any one in any way of any manner else prior to this deed.

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

7. That the term Seller and the Purchaser used in this deed will mean and includes their heirs and successors etc. unless the same are repugnant to the context.

SCHEDULE

(Description of the land hereby sold)
Within District Singhbhum East, District Sub

Thana No.1642, Ward No.9 M.N.A.C. recorded under Khata No.412, Portion of Plot No.2016, Measuring Area : 0-3-10 Dhuls (Three Kathas Ten Dhuls) or 5.93 Decimals (Five Point Nine Three Decimals) of Raiyati Gora I land, which is bounded as follows :

- North : Seller Nij,
- South : Satya Narayan Hansda,
- East : 10 ft. Road,
- West : Jadu Leyangi,

Annual Rent : Rs.10/- only payable to the landlord the state of Jharkhand through Circle Officer, Jamshedpur.

In witness whereof the Seller is executing this deed on the date, month and year first written above, at Jamshedpur.

Read over and explained the contents of this deed to the executant who admits the same to be true and correct.

- Witnesses :
1. Jakob Sanga s/late Poochu Dan Sanga
Main Road Mango P.O. Azadnagar J.R.
 2. Hembrom Motay HEMBROM s/late - R.R.
Hembrom R/O - Bissanagee
Zone NO - 1/B, P.O. Bissanagee
J.S.R. - 4



PURCHASER

Certificate :

Certified that the finger prints of the left hand of each persons whose Photographs are affixed in the documents have been taken by me or before me.

Typed by

Drafted by

Jsr. Court.

Advocate, Jsr. Court.
SANJAY KUMAR KAUNTIA
ADVOCATE
JAMSHEDPUR COURT

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

Token No: 12

Token Date/Time: 07/06/2008 10:18:19

1. Document Type	Sale Deed	2. Presenter	Salma Subas Tirkey
3. Presenter Name & Address	Road No. 6, Jawahar Nagar, Po. Azadnagar, Ps. Mango, Jsr		
4. Date of Entry	07/06/2008	5. DOE	6. Total Pages 16
7. Document Value	324000	8. Stamp Value	13000
9. Special Type		10. Serial No.	0
12. Remarks / Other Details			11. CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1642	9	MANGO	412	2016			TAANRD	5.93 Decimal

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.	Caste	PAN/F 60	Address
1	VENDOR	Salma Subas Tirkey	Late C. A. Komal Tirkey	Business	Other		ROAD NO. 6, JAWAHAR NAGAR, PO. AZADNAGAR, PS. MANGO, JSR
2	VENDEE	Sunita Kujur	Salomon Minz	Service	Other		Road No. 6, Jawahar Nagar, Po. Azadnagar, Ps. Mango, Jsr
3	Identifier	Jakab Sanga	Late Prabhudan Sanga	A. Clerk	Other		MAIN ROAD MANGO, PO. AZADNAGAR, JSR
4	Witness1	Jakab Sanga	Late Prabhudan Sanga	A. Clerk	Other		Main Road Mango, Po. Azadnagar, Jsr
5	Witness2	Motay Hembrom	Late R. R. Hembrom	Advocate	Other		BIRSANAGAR ZONE NO. 1 B, PO & PS. BIRSANAGAR, JSR

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	3,240.00
4	SP	240.00
Total		3,483.44

उपर्युक्त प्रविष्टिया दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंट्रि कि गई है।

उपर्युक्त सलमा सुबास तिरकी ने इस दस्तावेज के निशपादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

पिता

निवासी

सलमा सुबास तिरकी
जकब संग
(सु) सुबास तिरकी

पेशा ने की।

Salma Subas Tirkey.

प्रस्तुतकर्ता का हस्ताक्षर

[Signature]
डाटा इंट्रि ऑपरेटर का हस्ताक्षर

[Signature]
निबंधन पदाधिकारी का हस्ताक्षर

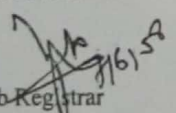


निबंधन विभाग, झारखंड
जमशेदपुर

Token No.12 Token Date: 07/06/2008 10:18:19
Serial/Deed No./Year :4751/4056/2008
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Salma Subas Tirkey Father/Husband Name:Late C. A. Komal Tirkey (VENDOR) ROAD NO. 6, JAWAHAR NAGAR, PO. AZADNAGAR, PS. MANGO, JSR		
2	Sunita Kujur Father/Husband Name:Salomon Minz (VENDEE) Road No. 6, Jawahar Nagar, Po. Azadnagar, Ps. Mango, Jsr		
3	Jakab Sanga Father/Husband Name:Late Prabhudan Sanga (Identifier) MAIN ROAD MANGO, PO. AZADNAGAR, JSR		
4	Jakab Sanga Father/Husband Name:Late Prabhudan Sanga (Witness1) Main Road Mango, Po. Azadnagar, Jsr		
5	Motay Hembrom Father/Husband Name:Late R. R. Hembrom (Witness2) BIRSANAGAR ZONE NO. 1 B, PO & PS. BIRSANAGAR, JSR		

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Year 2008
Date 07/06/2008 10:49:53


District Sub-Registrar