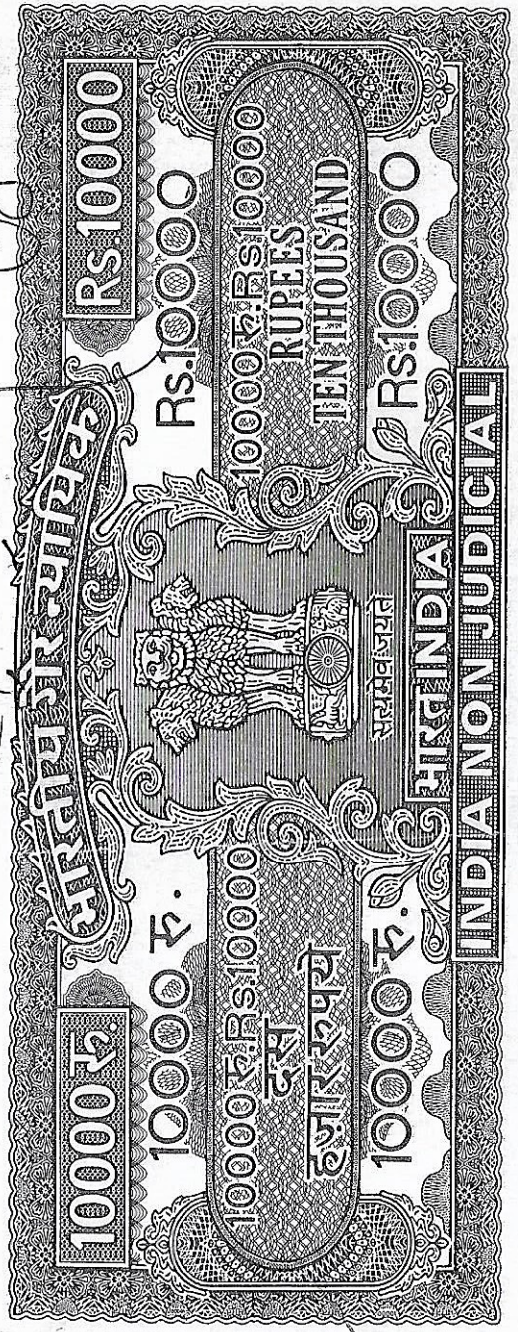


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2/15/11



Attested
B. Choudhury
Advocate

M. 11/5/11
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Sub 17000

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S A L E D E E D

THIS DEED OF SALE IS MADE ON THIS THE 02ND DAY OF MAY, 2011, AT JAMSHEDPUR ; BY :-

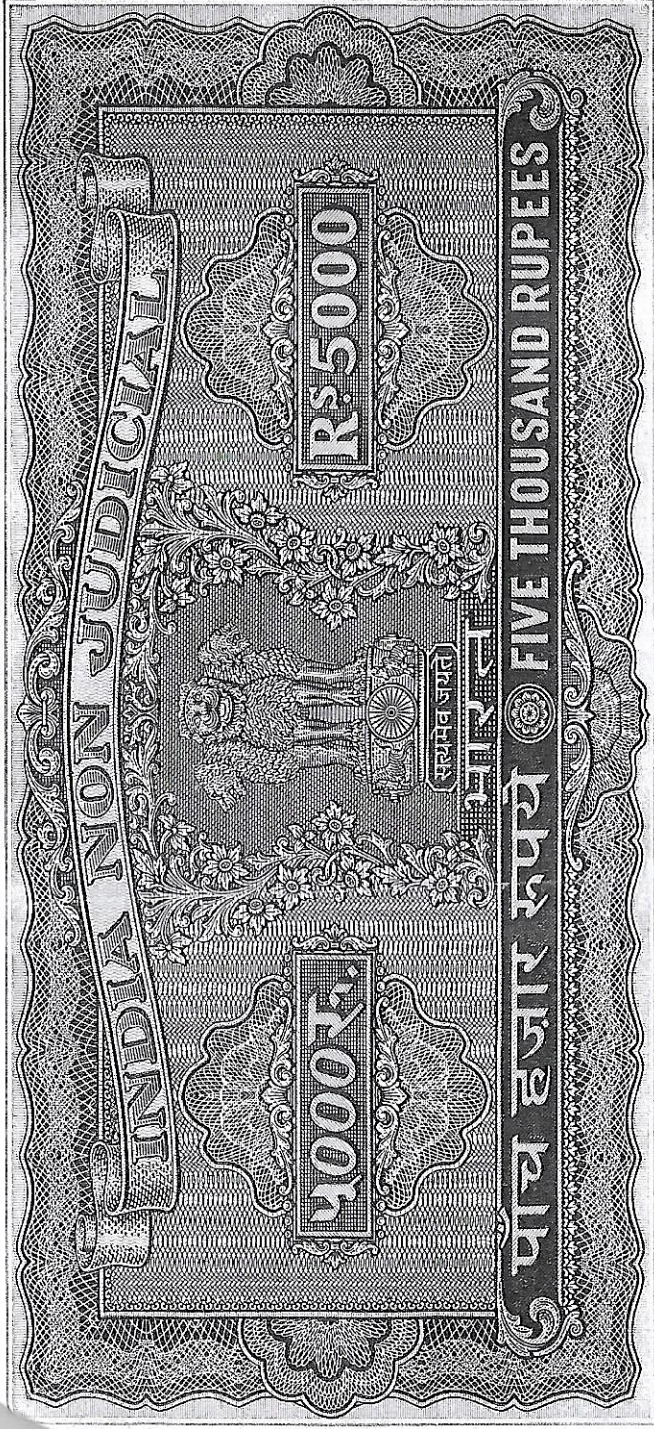
PATAN GOUR, Son of Late Abhinya Gour and grand son of Late Dalu Gour, by caste Gour, by occupation Cultivation etc; Nationality Indian, resident of Shankosai, Road No.1, P.S. Ulidih (Mango), town Jamshedpur, District East Singhbhum, hereinafter referred to as the SELLER (which expression shall, unless excluded by or repugnant to the context, mean and include his heirs, successors, representatives, nominees and assigns) of the ONE PART ;

IN FAVOUR OF

SMT. NITU DEVI Wife of Shri Ajitya Kumar Singh, by faith Hindu, by occupation Housewife, Nationality Indian, resident of New Subhash Colony, Holding No.124, 'Kamla Sadan', Dimna Road, Mango, P.S. Ulidih (Mango), town Jamshedpur, District East Singhbhum, hereinafter referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context, mean

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and include her heirs, successors, representatives, administrators, nominees and assigns) of the OTHER

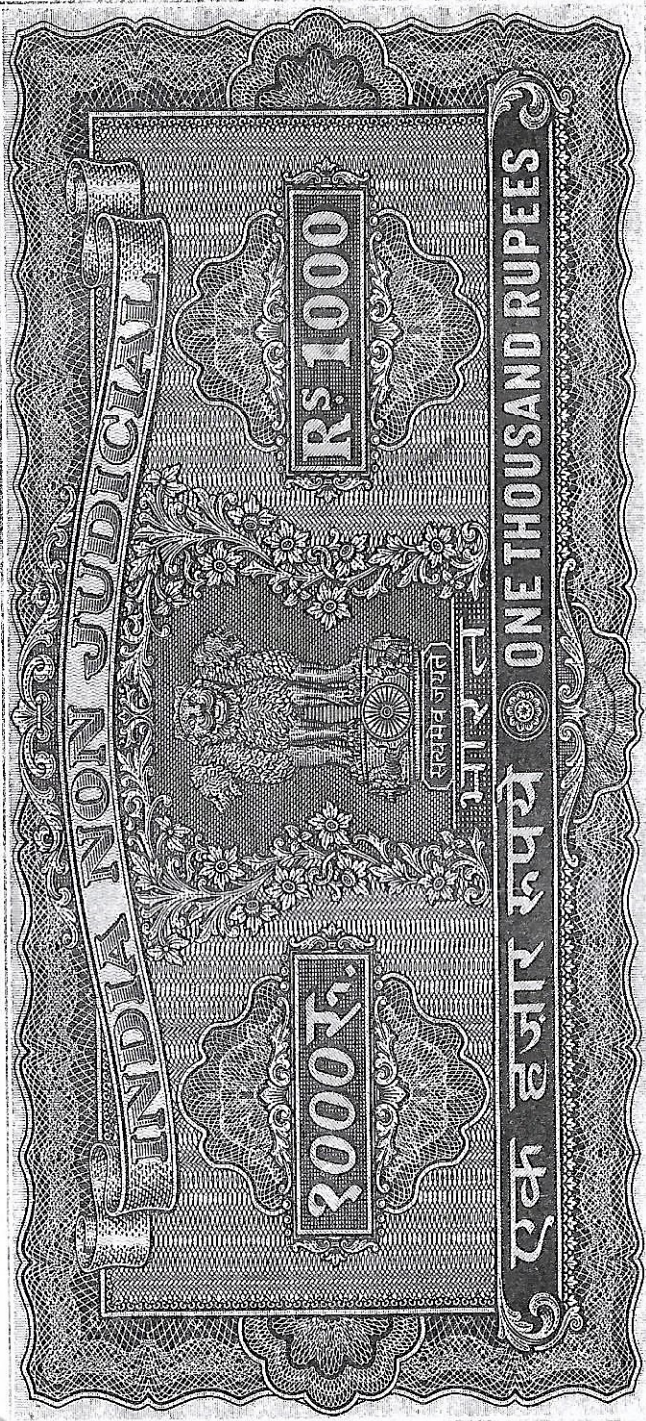
PART :

<u>NATURE OF THE DEED</u>	:	<u>DEED OF SALE.</u>
<u>CONSIDERATION AMOUNT</u>	:	Rs.1,10,000/- (Rupees one lac ten thousand) only.
<u>AS PER GOVT. VALUE</u>	:	Rs.4,25,000/- (Rupees four lacs twenty five thousand) only.

WHEREAS, the Seller is the sole and absolute owner of the 'raiyyati land', presently of Homestead nature, ad-measuring 1800 Sq.ft. i.e. 50'ft. x 36'ft. = 2 1/2 (two & half) kathas equivalent to 4.12 decimals, being Portion of Plot No.4018, recorded under Khata No.318, situated in Mouza Mango, P.S. Mango, Thana No.1642, JNAC/MNAC Survey Ward No.10, District Singhbhum East, morefully described in the schedule below ;

AND WHEREAS, the schedule land, with some other land, under aforementioned khata No.318 has been recorded in the name of the deceased grand father of the Seller-Dalu Gour jointly alongwith other co-sharers but after amicible partition with

1000RS.



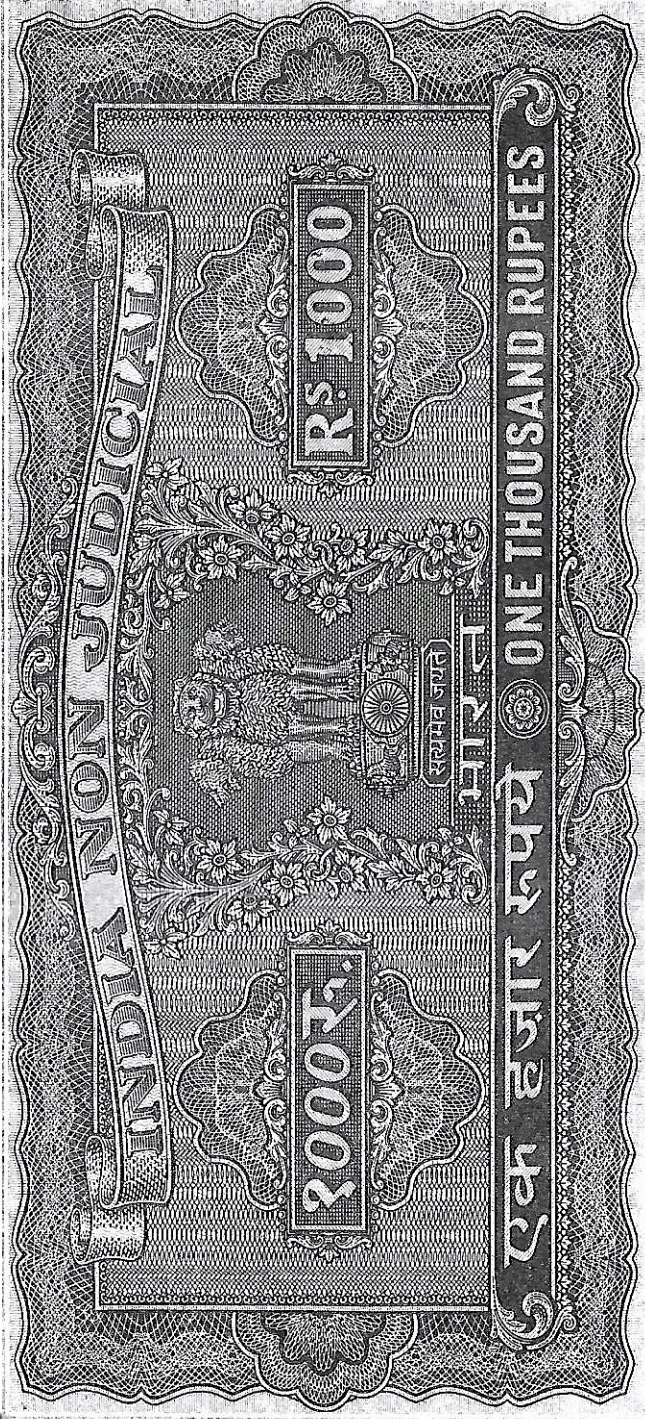
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them he acquired the schedule land with some other lands and was in peaceful possession of his share till his life and after his death his share developed upon his sons i.e. the father of the Seller Abhinya Gour and his brothers and they after partition(oral) amongst them came in possession of their respective share and accordingly the father of the Seller deceased Abhinya Gour acquired his share in Plot No.4018 with some other lands and after his death his share devolved upon his sons namely Ratan Gour (the Seller) , Nirmal Gour and Navin Gour and they after amicible partition amongst them came in possession of their respective shares and accordingly the Seller has acquired the schedule land, with some other lands, (out of the share of their deceased father-Abhinya Gour) as his exclusive share and has been in peaceful possession and enjoyment of the same without any let , hindrance or interruption from any other person or persons including his other two co-sharer brothers named above who have got their seperate equal share in the properties of their deceased father under aforesaid khata

No.318 ;

AND WHEREAS, the Seller now being in urgent need of money decided to sell the schedule land, out of his own exclusive



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share, and on approach by the Purchaser to purchase the same the total consideration amount of the schedule land has been mutually fixed at Rs.1,10,000/- (Rupees one lac ten thousand) only ;

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.1,10,000/- (Rupees one lac ten thousand) only paid by the Purchaser to the Seller, the receipt of which sum the Seller does hereby admit and acknowledge as the full, final and highest consideration amount of the schedule land and does hereby convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the Seller heretofore enjoyed over the schedule land UNTO AND TO THE USE of the Purchaser, absolutely and for ever.

2. THAT, from today, the Seller has also delivered the physical possession of the schedule land in favour of the Purchaser and the Purchaser from this day shall possess and enjoy the schedule land as its sole and absolute owner in every possible manner with power to dispose of the same

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in any manner she likes, without any let or hindrance of the Seller his heirs or any other person/s claiming through him.

3. THAT, the schedule land, hereby transferred in favour of the Purchaser, is free from all encumbrances, liens or charges and prior to this transfer the Seller has not sold or otherwise alienated the same or part thereof to any other person/s and for any defect of title or possession of the Seller over the schedule land the Purchaser suffers any loss due to dispossession from the same or part thereof then the Seller shall remain liable to compensate all such losses sustained to the Purchaser.

4. THAT, henceforth the Purchaser shall be at liberty to mutate her name in the office of the landlord, in respect of the schedule land and shall pay the rent for the same in her own name.

5. THAT, the Seller hereby also assures the Purchaser that he shall, at the cost of the person/s requiring the same, execute any other document/s, if so required in respect of the schedule land to further ensure the right, title and interest of the Purchaser over the same.

SCHEDULE

(Description of the land hereby sold)

ALL THAT piece and parcel of raiyati land, presently of Homestead nature, ad-measuring 1800 Sq.ft. i.e. 50'ft. x 36'ft. = 2 1/2 (two & half) kathas, equivalent to 4.12 decimals, being portion of Plot No.4018, recorded under Khata No.318, situated in Mouza Mango, P.S.Mango, Thana No.1642, within JNAC/MNAC Survey Ward No.10, town and District Sub-Registry Office of Jamshedpur, District East Singhbhum, which is bounded by :-

On the North : 15'ft. wide Road ;

On the South : Rest Portion of Plot No.4018 (Seller's Nij) ;

On the East : Rest Portion of Plot No.4018 (Nirmal Gour) ;

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Annual Rent : Rs.6/- only, payable to the Landlord:
The State of Jharkhand, through C.O. Jamshedpur.

IN WITNESS WHEREOF the seller has hereunto signed at
Jamshedpur on the day, month and year first above
mentioned.

WITNESSES: 1. बबल गिरी मिश्रा मिस. संवैसाई म्पानगी
02/05/11 जमशेदपुर

2. Rajeshwar Dasgupta
Shree Udayal Dasgupta
Durgam Road, Mangro S.S.R.
Read over and explained the contents of this Deed to the
Seller and he has admitted all the contents to be true
and correct.

Typed by :-
[Signature]
Jamshedpur Court.

Drafted by :-
[Signature]
Jamshedpur Court.



Attested
B. Choudhury
Adv.



193 297
02/05/11

PURCHASER (SMT. NITU DEVI)

Certified that the finger print of left hand of
each persons whose photographs are affixed in
this document have been taken by me.

[Signature]
1.5.22/11
B. Choudhury
Advocate







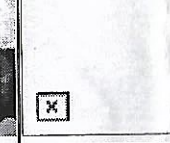
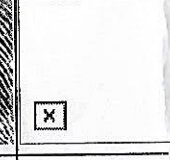
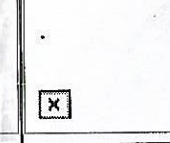
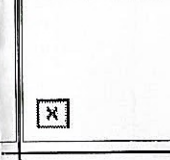


निबंधन विभाग, झारखंड
जमशेदपुर

Token No.13 Token Date: 02/05/2011 12:16:50

Serial/Deed No./Year :4106/3367/2011

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ratan Gour Father/Husband Name:Late Abhinya Gour (VENDOR) Shankosai, Road No. 1, Ps. Ulidih(Mango), Jsr		
2	Smt. Nitu Devi Father/Husband Name:W/O Ajitya Kumar Singh (VENDEE) New Subhash Colony, H.No.124, Kamla Sadan, Dimna Rd. Mango, Ps. Ulidih(Mango), Jsr		
3	Bablu Gour Father/Husband Name:Ratan Gour (Identifier) Shankosai, Road No. 1, Ps. Ulidih(Mango), Jsr		
4	Bablu Gour Father/Husband Name:Ratan Gour (Witness1) Shankosai, Road No. 1, Ps. Ulidih(Mango), Jsr		
5	Rajesh Prasad Father/Husband Name:Uday Lal Prasad (Witness2) Dimna Road, Mango,Jsr		

Book No. I
Volume 132
Page 397 To 412
Deed No 4106/3367
Year 2011
Date 02/05/2011 13:16:25

District Sub Registrar


Signature of Operator



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

Token No: 13

Token Date/Time: 02/05/2011 12:16:50

Document Type
Presenter Name & Address
Stampable Doc. Value
Document Value
Special Type
Remarks / Other Details

Sale Deed
Shankosai, Road No. 1, Ps. Ulidih(Mango), Jsr
425000
425000
DOE
Stamp Value 17000
Serial No. 0

Presenter Ratan Gour
Ratan Gour
(Mango), Jsr
DOE
Stamp Value 17000
Serial No. 0

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1642	10	MANGO	318	4018			OR_RES	4.12 Decimal	401700

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	Address
1	VENDOR	Ratan Gour	Late Abhinya Gour	Cultivation	Other	60	Shankosai, Road No. 1, Ps. Ulidih (Mango), Jsr
2	VENDEE	Smt. Nitu Devi	W/O Ajitya Kumar Singh	H. Wife	Other		New Subhash Colony, H.No.124, Kamla Sadan, Dimna Rd. Mango, Ps. Ulidih(Mango), Jsr
3	Identifier	Bablu Gour	Ratan Gour	Cultivation	Other		Shankosai, Road No. 1, Ps. Ulidih (Mango), Jsr
4	Witness1	Bablu Gour	Ratan Gour	Cultivation	Other		Shankosai, Road No. 1, Ps. Ulidih (Mango), Jsr
5	Witness2	Rajesh Prasad	Uday Lal Prasad	Business	Other		Dimna Road, Mango, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,250.00
4	SP	240.00
Total		4,493.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्मर के अनुरूप डाटा इंफॉर्मर की गई है।

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

Ratan Gour

Ratan Gour

पिता

शंकर हंस

Ratan Gour

पिता

ने की

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंफॉर्मर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को भंगे समक्ष

निबंधन पदाधिकारी का हस्ताक्षर