

₹ 85000/- Ma 20 1000Rs.



Parag Kumar Advocate Civil Court, Jamshedpur



Parag Kumar 4/11/06

बालबिंदर कौर 4/11/06



₹ 3400

Handwritten notes and signatures on the right side.

SALE DEED

THIS DEED OF SALE is made on this the 4th day of November, 2006 at Jamshedpur : B.Y : SMT. BALBINDER KOUR, wife of Sardar Balwant Singh, by faith Sikh, by Nationality Indian, by occupation Household affair, resident of New Ulichh, Rajendra Nagar, P.S. Mango, Town Jamshedpur, Dist. Singhbhum East, Jharkhand hereinafter called the "VENDOR" of the One Part;

IN FAVOUR OF

SRI ANAND KUMAR PANDEY, son of Sidheshwar Pandey, by faith Hindu, by Nationality Indian, by Caste Brahmin, by occupation - Business, resident of

Handwritten calculations and notes on the bottom left: 85000, 3600, 886.00, 2.50, 0.94, 889.44, 4/11/06



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- 2 -

Daiguttu, Near Sardul Factory, P.O. Azadnagar,  
P.S. Mango, Town Jamshedpur, Dist. Singhbhum East  
Jharkhand hereinafter called the "PURCHASER"  
of the Other Part;

NATURE OF DEED : SALE DEED

CONSIDERATION : Rs. 85,000/- (Rupees eighty  
five thousand) only.

SCHEDULE : Description of property hereby sold

District, East Singhbhum, Dist. Sub-Registry Office  
and Town- Jamshedpur, Pargana Dhalbhum, P.S. Mango,  
Mouza Mango, Thana No. 1642 (one thousand six hundred  
red forty two), under Ward No. 9(nine) M.N.A.C.,  
recorded under Khata No. 286 (Two hundred eighty six)  
portion of New Plot No. 4637 (four thousand six hundred  
red thirty seven) area measuring 24 (twenty four) ft



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- 3 -

x 30(thirty) ft. i.e. 720 (seven hundred twenty)

Sq.ft. = 1(one) Katha of Homestead land. Bounded by:-

North ::- D. N. Ram

South ::- Football Maidan

East ::- Road

West ::- Tantu Besra.

Annual rent of Rs. 0.50 paise only payable to the landlord the state of Jharkhand through the C.O. at Jamshedpur.

WITNESSETH AS FOLLOWS ::-

Whereas the Vendor is the lawful owner in peaceful physical possession of the schedule land described above which the present Vendor has purchased from the recorded tenant Khoka Gour 5037/4440 by registered Sale Deed No. Vol. 82 dated 9-8-2002 and since then the Vendor is exercising all acts



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- 4 -

of ownership and possession over the same.

And whereas the said purchased land has been converted to homestead land and being in urgent need of money the Vendor has proposed to sell the schedule land morefully described above for a total consideration of Rs. 85,000/- (Rupees eighty five thousand) only on the following terms and conditions :-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That in consideration of a sum of Rs. 85,000/- (Rupees eighty five thousand) only paid by the purchaser to the Vendor the receipt of which sum the vendor hereby admits and acknowledges as full

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- 5 -

final and the highest consideration amount and Vendor has today by way of sale transferred the above schedule property with all her rights, title, interest, possession, easements and appurtenances thereto in favour of the purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof without any interruption from or by the present vendor any other person or persons claiming under her.

2. That the Vendor has delivered the peaceful possession of schedule property to the purchaser absolutely free from encumbrances, liens or charges of any kind whatsoever.

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- 6 -

3. That the purchaser shall be entitled to obtain mutation of schedule land in his own name in the records of State of Jharkhand through G.O. at Jamshedpur and accordingly shall pay rent for the same to obtain receipt thereof in his own name.

4. That the land hereby conveyed is free from encumbrances and if it is transpires that the land hereby conveyed is not free from all encumbrances or there be any defect of title of the seller in respect of the above schedule land then the seller and her heirs will be civilly and criminally liable to the purchaser and her heirs and successors will be bound to make good any loss sustained by the purchaser.

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- 7 -

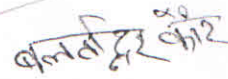
5. That this sale shall be binding on all concerned including the legal heirs and successors of both the Vendor and the purchaser.

IN WITNESS WHEREOF the Vendor has signed this sale Deed today at Jamshedpur on the date aforementioned.

Witnesses :-

(1) Mangal Singh 4/11/06

(2)  4/11/06



VENDOR

Drafted, read over and explained the contents of this sale deed to the executant/Vendor in Hindi, who found and admitted the same to be true and correct.


Typed by   
B.J. Ramia  
Jsr. Court.

 4/11/06

Pankaj Kumar  
Advocate  
Civil Court, Jamshedpur

Original and duplicate are same and exact copy of each

other and this Sale Deed has 800 Words

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Pankaj Kumar  
Advocate  
Civil Court, Jamsh

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**Pankaj Kumar**  
Advocate  
Civil Court, Jamshedpur

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( ANAND KUMAR PANDEY )  
Name and Signature of the Purchaser

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

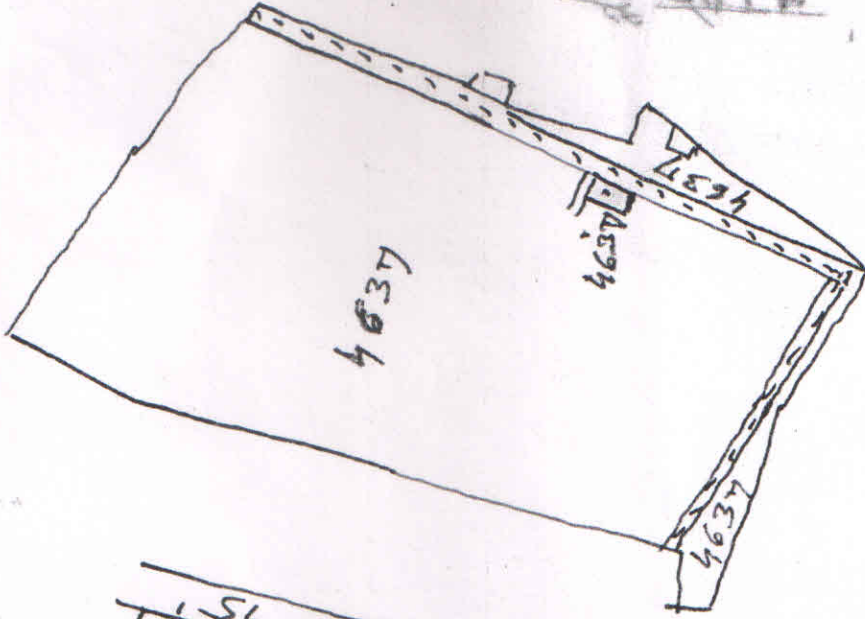
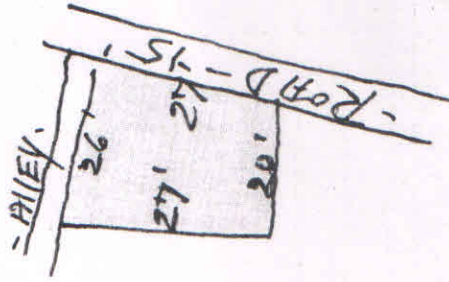
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**Pankaj Kumar**  
Advocate  
Civil Court, Jamshedpur  
ADVOCATE.

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VIJAYAN MANGLO.  
 S: SHEET NO- 12.  
 WARD - No- 9, JAM-  
 SHED-PUR.  
 THANA - MANGLO.  
 THANA - No- 1642.  
 DI SINGHBIHAM.  
 SCALE: 32" = 1 MKL.  
 YEAR OF 1970-71.  
 LAND-MARK - □  
 PLOT NO 4637 PARTS  
 AREA - 61 - 1/4 - 1/4 - 1/4  
 KHATA NO: 286



2/11/11  
 24/5/11

Submitted  
 Date: 16.10.2007  
 By: [Signature]  
 [Signature]

