

झारखण्ड JHARKHAND

421008

D.No. 566/2006



सत्यमेव जयते

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विद्या विना विद्वयः
इवा विद्वयः कर्मभेदः
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826 V-20 939
Sale value 1,00,000/-

श्री बिहारी गौर
14/2/06
14/2

4000

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14/2/06



Advocate
Civil Court Jamshedpur

Stamp Rs. 1000+1000+500+
500+500+500=4000/-

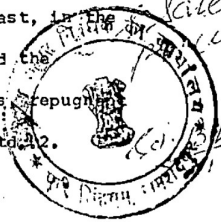
" SALE DEED "

Valued Rs. 1,00,000/-

THIS SALE DEED is made on this the 14th
day of February, 2006, at Jamshedpur ;
BETWEEN :-

SHRI BIHARI GOUR @ BIHARI GOPE, Son of Late
Gayadutt Gour, by faith Hindu, by Nationality
Indian, by Occupation Cultivation, resident of
Gour Basti, Mango, within P.O. & P.S. Mango,
Town Jamshedpur, District Singhbhum East, in
State of Jharkhand, hereinafter called the
Vendor (which expression shall unless repugnant
contain

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Free paid
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1036-00
2-58
0-94
1039-44
N. N. ...
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2/10

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to the context be deemed to include his legal heirs, successors, administrators, nominees and assigns) of the One Part ;

" IN FAVOUR OF "

M/S BUDDHA VIHAR CONSTRUCTION PVT. LTD., a Company registered under the company Act, 1956, registered office at Jagmano Sri Apartment "B" Block 404, Arrah Garden Road, Jagdev Path Bali Road, Patna in the State of Bihar, represented by its Managing Director SHRI ANIL KUMAR AKELA, Son of Sri Raj Kumar Singh, by faith Hindu, by Nationality Indian, by Occupation Managing Director, resident of New Subhash Colony Mango, within P.O. & P.S. Mango, Town Jamshedpur, Dist Singhbhum East, in the State of Jharkhand, herein- after called the "PURCHASER" (which expression



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shall unless repugnant to the context be deemed to include his legal heirs, successors, administrators, nominees and assigns) of the Other Part ;

WITNESSETH AS FOLLOWS :-

Whereas the Vendor is the rightful and absolute owner of the land situated at Mouza Mango, within P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, vide recorded Khata No: 82, New Plot No: 3786, area measuring 1.17 Katha of Agricultural land, morefully described in the schedule below is in peaceful possession over the same without any interruption from any corner.

And Whereas the land comprised under Khata No: 82, in Mouza Mango, Survey Ward No: 10, M.N.A.C. P.S. Mango, Thana No: 1642, Town Jamshedpur, originally belonged to the father of the present Vendor Late Gayadutt Gour and his other

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Rajendra Prasad
Rajendra Prasad

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who were in exclusive and separate possession of their respect lands/plots and accordingly the same were recorded in the name of said Gayadutt Gour and his other Co-sharers with separate note of possession ; A n d

Whereas after the death of said Gayadutt Gour (father of the present vendor) the present vendor have inherited and come in possession of his interest in the said land of Khata No. 82 in Mouza Mango, Jamshedpur, including the schedule below land ; A n d

Whereas Vendor is in urgent need of money for his personal emergent expenses as such expressed his desire to sell the Agricultural land measuring 1.17 Katha (being portion of Plot No: 3786, under Khata No: 82, in Mouza Mango, Survey Ward No: 10, M.N.A.C. morefully described in the Schedule below , on total consideration of a sum of Rs. 1,00,000 (Rupees One Lakh) only to the present purchaser

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on the following terms and conditions :-

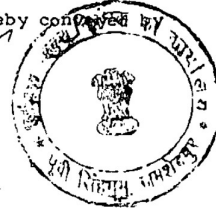
NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the above agreement the Purchaser paid today to the Seller a sum of Rs. 1,00,000/- (Rupees One Lakh) only which sum the seller does hereby accept and acknowledge as full , final and highest consideration money of the said land and does hereby convey his above land fully described in the schedule below to the purchaser by this deed of sale.

2, That all the right, title and interest of the said land of the seller is now vested in the Purchaser and the purchaser with his heirs will enjoy and possess the same for ever without any interruption from the side of the seller and his heirs and successors.

3. That the seller or his heirs and successors will have no claim over the land hereby conveyed by this deed of sale.

contd., 6.



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4. That the rent of the above land now will be paid by the purchaser in place of the seller and the seller also gave delivery of possession of the said land in favour of the purchaser and the purchaser will be at liberty to get mutated his name in the office of the landlord and will pay rent in his own name in respect of the said land

5. That the land hereby conveyed is free from all encumbrances and if it transprise that the land hereby conveyed is not free from all encumbrances or there be any defect of his title to the land or if the purchaser suffers any loss due to any defect of title of the seller in respect of the said land, then the seller and his heirs will be Civilly and Criminally liable to the purchaser and his heirs and will be bound to make good any loss sustained by him or them.

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SCHEDULE :

District Singhbhum East, Paragana Dhalbhum,
Sub-Registry Office Jamshedpur, P.S. Mango,
Thana No: 1642, in Mouza Mango, under Khata
No: 82, (Eighty two) New Plot No: 3786 (Three
Thousand Seven hundred eightysix) an area
measuring 1.17 Katha (one dot one seven) Katha
of Agricultural land within P.S. Mango, Town
Jamshedpur, District Singhbhum East, which is
bounded as follows :-

North : Plot No: 3798

South : Plot No: 3786 (portion)

East : Portion of Plot No: 3786

West : Plot No: 3799

Annual rent Rs. 2/- only payable to the State of
Jharkhand through Circle Officer, Jamshedpur.

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

Witnesses :-

1. दीपल गौप - पिता - बिहारी गौड.

वीर अमर 215 गौड. नगर जामशेपुर

2. Gourmago Pradhan & Abadhuta Pradhan

At- Deoghar Tola Danga
contd. B.

8-0- Bhele Phari mango: P.S.R



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For & in the name of

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

Typed by
B. Patnaik
14/1/06
B. Patnaik, Jsr. Court.

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Advocate.

Original and Duplicate are same and exact copy of each other and this sale deed has 1050 words.



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Advocate.

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NAME OF THE PURCHASER :

ANIL KUMAR AKELA :

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11/12/16
Goreid city

Handwritten notes:
PHOTOGRAPHER
Ready
D.K. Gupta
61510
Company
B. S. D. S.



Handwritten: Advocate Jamshedpur

Handwritten: Anil Kumar "Akela"



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

Handwritten signatures and dates:
Deepak Gupta 14-2-06
Dorothy 14-2-06



Handwritten signature and date:
61510