

5347 Sale value 17,45,500/- as per Govt.

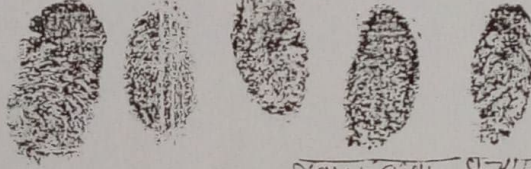
4098



PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.

Shukla Das

S. S. 2013



546 173
546 67,500/-
5000/-
70,000/-

शुक्ला दास प्रदीप सरकार द्वारा
मामूले में खरीदने के लिए
रुपये में 70,000/-
14/8/13

23

2014-4

14/8/13

As per Govt. Value : Rs 17,45,000/-

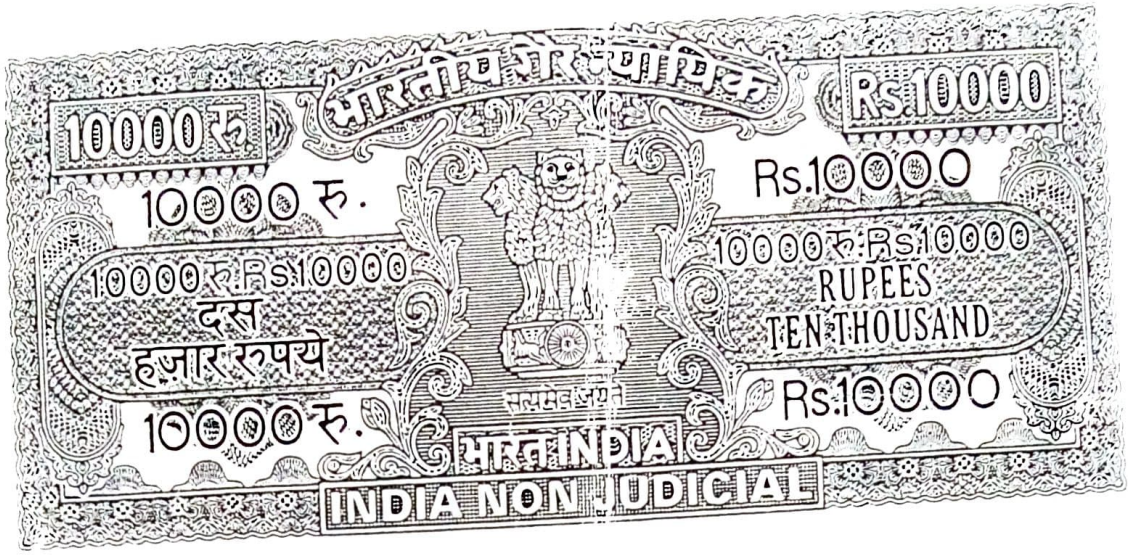
SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 8TH DAY OF AUGUST, 2013, AT JAMSHEDPUR, BY AND BETWEEN:

Smt Shukla Das, Wife of Sr Pishnu Kumar Das, by faith Hindu, by Caste Kayastha, by occupation Household duties, by Nationality Indian, residing at Qr No. 24/M-4, Old Cable Town, within P.S. Golmuri, in town Jamshedpur, District East Singhbhum, in the State of Jharkhand, (having PAN No. ALRPD4184G) hereinafter referred to as the SELLER (Which expression shall unless excluded or repugnant to the context, mean and include the legal heirs, successors, executors, administrators, nominees and assigns) of the ONE PART;

Seebid
AD 52366-50
2-50
0.97

14/8/13
शुक्ला दास



Shukra Das
8 4 2013

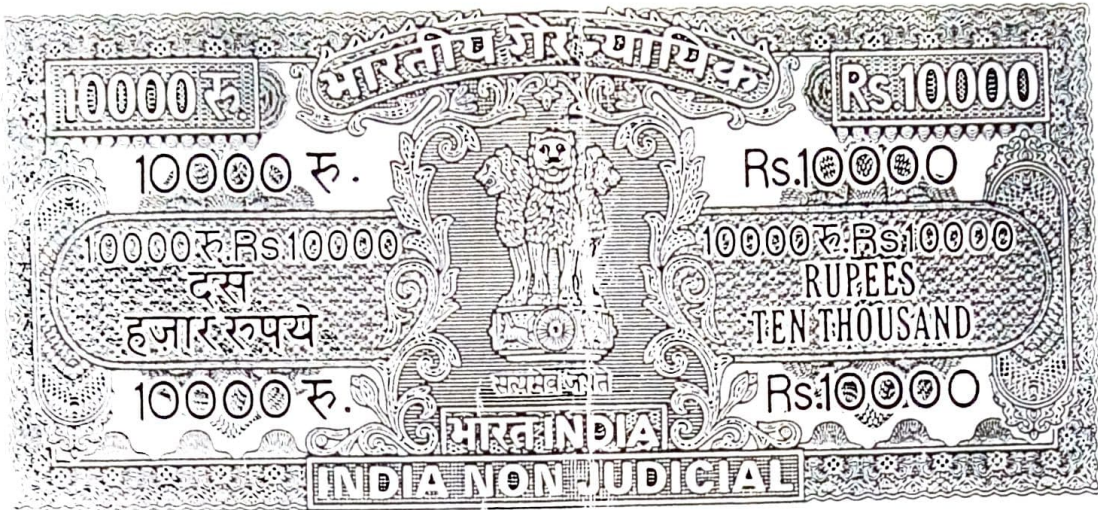
IN FAVOUR OF

Sri Vijay Prakash Sinha, Son of Sri Prem Shankar Prasad, by faith Hindu, by Caste Kayastha, by occupation Service, by Nationality Indian, resident of Flat No. E-6, Nanak Apartment, Dayal City, Chhota Govindpur, within P.S. Parsudih, in town Jamshedpur, District East Singhbhum, in the State of Jharkhand (having PAN No. AVIPS5943E), hereinafter referred to as the **PURCHASER** (which expression shall unless excluded or repugnant to the context, mean and include the legal heirs, successors, executors, administrators, nominees and assigns) of the **OTHER PART.**

NATURE OF DEED:

SALE DEED

ACTUAL CONSIDERATION: Rs. 16,85,000/- (Rupees Sixteen Lakhs Eighty Five Thousands) only



Shukla Das,
8.8.2013.

SCHEDULE

(Description of the property hereby Sold)

All that raiyati homestead land measuring area 1 Katha 2 ½ Dhuls i.e. 1.85 Decimals equal to 810 sq. ft. situated within Mouza Mango, P.S. Mango, Thana No. 1642, Ward No. 10 MNAC, recorded under Khata No. 50, in portion of Plot No. 3334, in Town Jamshedpur, District East Singhbhum. Dist. Sub-Registry office at Jamshedpur, which is bounded by:

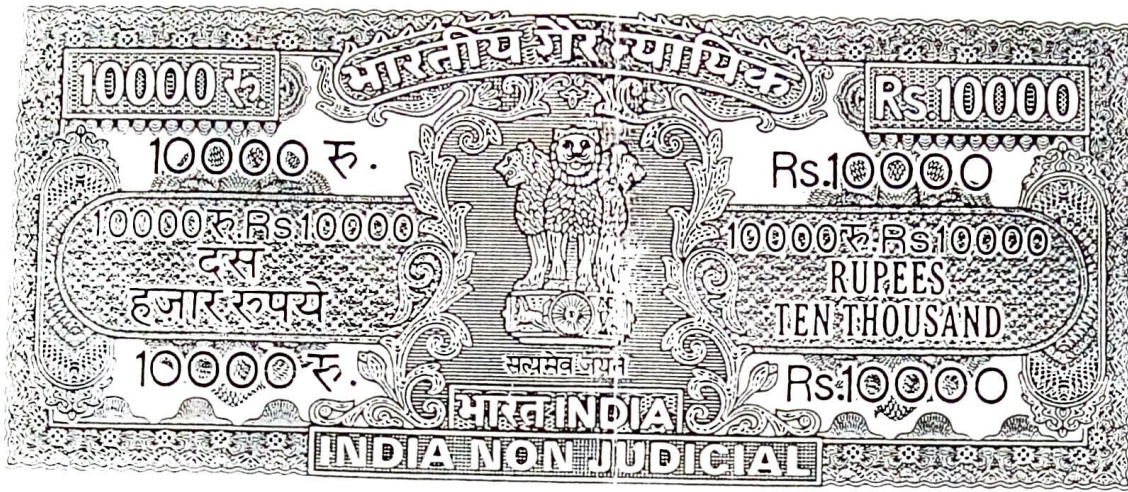
On the North: Anita Devi,

On the South: Prafulla Gour and others,

On the East: Rasta,

On the West: Rita Saw and Uttam Bhattacharjee.

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur



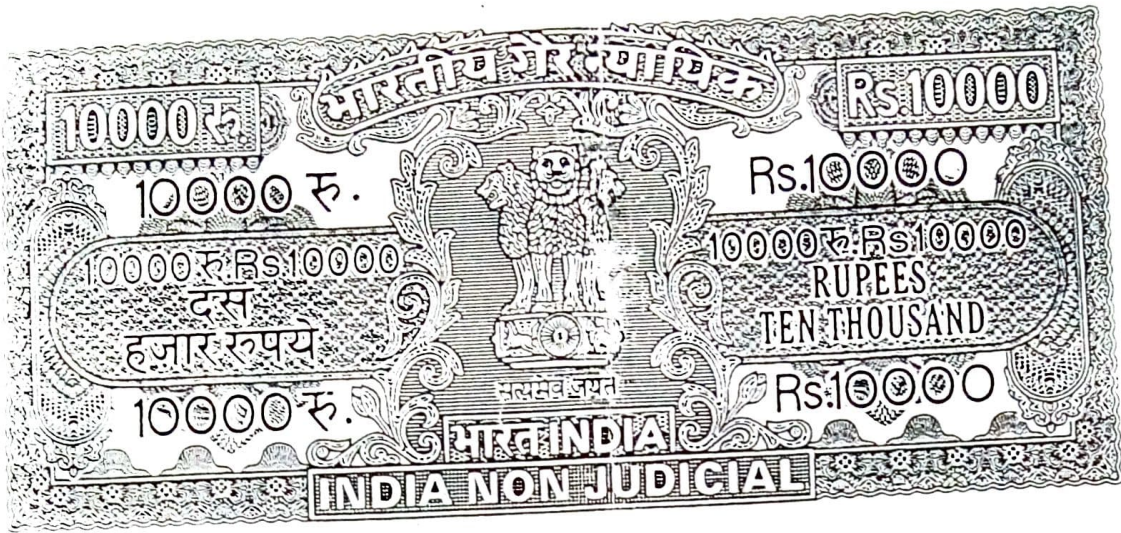
S. K. Das,
8.8.2013

87AA 173228

WHEREAS, in the final publication of the Survey Khatiyani of the last Survey Settlement Operation, the entire landed property aforesaid was recorded in the name of one Kabul Gour who had been possessing and occupying the said landed property till he died ;

AND WHEREAS, the said Khatiyani recorded owner of the property Kabul Gour died leaving behind his Son Amulya Gour as the surviving legal heir and successor, who thus became the sole owner of the property belonging to his deceased father by way of inheritance and succession ;

AND WHEREAS, the said Amulya Gour died leaving behind his two Sons namely Sri Ashok Gour and Sri Ashwanj Gour and both of whom jointly inherited the entire properties belonging to their deceased father and became the joint owners of the property by way of inheritance and succession ;



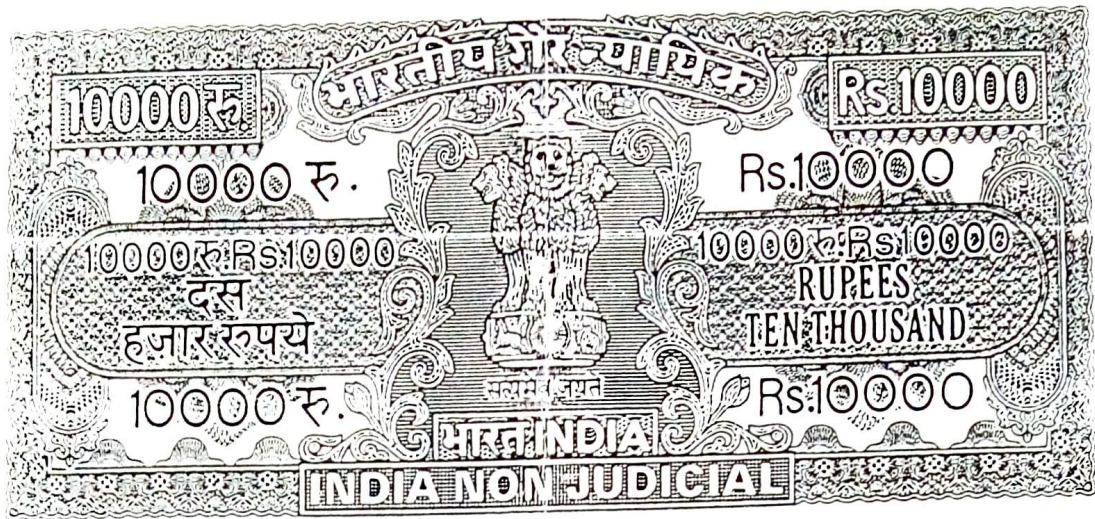
Shukla Mrs.
8. 10. 13.

DESA 153221

AND WHEREAS, by the execution of a Regd. Sale Deed bearing Deed No. 1889 dated 22.03.1996, the Schedule above property was initially purchased by one Sri Raj Kumar Varma Son of Sri Mohan Lal Varma of Ulidih, Mango, Jamshedpur from its previous lawful owners the said Sri Ashok Gour and Sri Ashwani Gour, both Sons of Late Amulya Gour and the physical possession of the property was also handed over in favour of the said Purchaser ;

AND WHEREAS, thereafter by the execution of a Regd. Sale Deed bearing Deed No. 5040 dated 18.07.2005, the Schedule above property was purchased by Mrs Rupa Sanyal Wife of Mr Pratap Kumar Sanyal of Bhuiadih, P.S. Staramdera, Jamshedpur from its previous lawful owner the said Sri Raj Kumar Varma Son of Sri Mohan Lal Varma of Ulidih, Mango, Jamshedpur and the physical possession of the property was also handed over in favour of the said Purchaser ;

AND WHEREAS, by virtue of the aforesaid the Seller above named is the sole, absolute, lawful, bonafide owner of the Schedule above property which she purchased for valuable consideration amount of money, by means of a Registered Sale Deed bearing Deed No.4063 dated 21.07.2006 Registered at District Sub-



05AA 153222

Shukla P 635

Registry office at Jamshedpur from its previous lawful owner Mrs Rupa Sanyal Wife of Mr Pratap Kumar Sanyal of Bhuiadih, P.S. Staramdera, Jamshedpur and thereafter by the issue of a Correction Slip showing Mutation vide Mutation Case No. 766/2007-08 dated 24.09.2007 the said purchased landed property was recorded and mutated in the records of the landlord, the State in the name of the Seller above named and she has been paying land revenue for her said purchased landed property to the landlord, the State and obtains receipts thereof in her name and since the date of its purchase the Seller above named has been in peaceful physical possession and occupation over the same without any let, hindrance or disturbances from any corner and as such is the lawful, absolute, bonafide owner thereof by exercising all acts of ownership thereto;

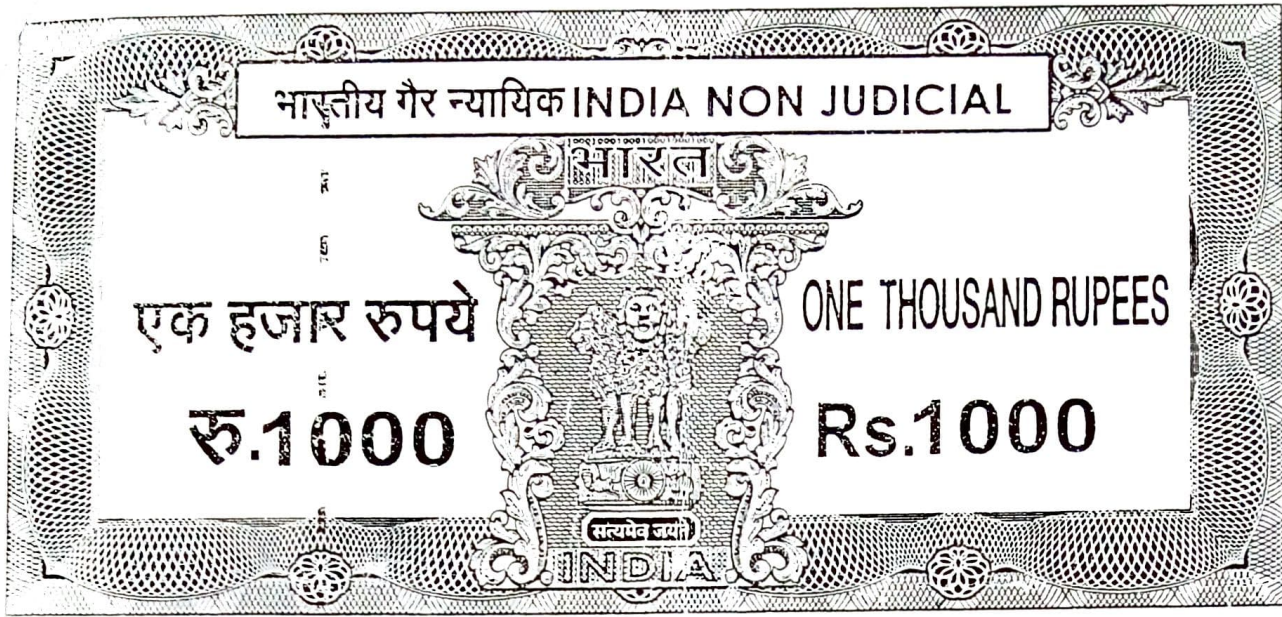
AND WHEREAS, now being in urgent need of money, the Seller above named proposed to sell her property more fully described in the schedule above for a total consideration amount of Rs. 16,85,000/- (Rupees Sixteen Lakhs Eighty Five Thousands) only and the Purchaser have agreed to purchase the same for the said price.



Shukla 1/10/13
S. S. 2013

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS

1. That in pursuance of the above agreement and in consideration of the said sum of Rs. 16,85,000/- (Rupees Sixteen Lakhs Eighty Five Thousands) only paid by the Purchaser to the Seller, the receipt of which sum the Seller do hereby admit and acknowledge as full, final and highest consideration for the Schedule above property, the Seller by these presents do hereby **ABSOLUTELY AND FOREVER SALE, CONVEY** the all that property in favour of the Purchaser by this Deed of Sale **TO HAVE AND TO HOLD** the same unto the Purchaser, his legal heirs and successors together with all right, title, interest and possession without any interruption from the side of the Seller or any person claiming a title her.
2. That after receipt of the total consideration amount aforesaid from the Purchaser for the Schedule above property, the Seller has handed over/delivered peaceful physical possession of the Schedule above property along with all the documents of title pertaining to the said property in favour the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other way whatsoever in manner he likes and the Purchaser shall be at liberty to get his name mutated in the office of the landlord, State and pay rent for the same in his own name. The Seller hereby



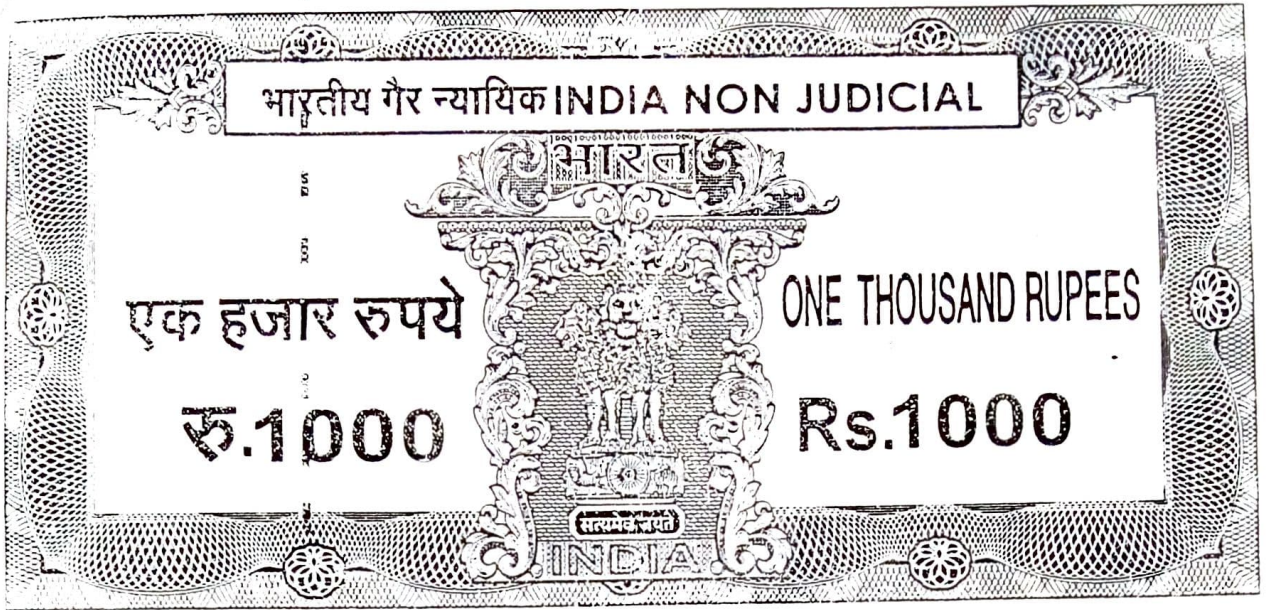
झारखण्ड JHARKHAND

36223

Shukla Dasi
8.8.2015

declares that apart from her, there are no other legal claimants of the Schedule above property and she is legally entitled to sell the same in favour of the Purchaser.

3. That from this day all the right, title, interest and possession of the Seller in the Schedule above property will cease to exist and shall vest unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, mortgages, attachments etc. whatsoever and prior to this Deed of Sale, the Seller have not charged or transferred or encumbered the Schedule above property in any way to any one else and if for any defect of right, title, interest or possession of the Seller in the Schedule above property, the Purchaser suffers any loss in future, then the Seller shall be liable to compensate such loss of the Purchaser.
4. That the terms Seller and Purchaser used in this Deed of Sale shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.



झारखण्ड JHARKHAND

362263

Shukla Das,
8.8.2013.

IN WITNESS WHEREOF the Seller have hereunto set and subscribed his hands on this Deed of Sale, on the day, month and year first above written.

Witness:

1. Bishnu Kumar Das S/o. P. K. Das

24/M4 Old Cable Town - Golepur Jharkhand

2. Basu Gope S/o. Dhiren Gope 8/8/2013

Read over and explained the contents of this deed to the executants who admits the same to be true and correct. 8/8/13

Typed by:

Shikha

Drafted by:

Advocate

Advocate
20/08/15

Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been obtained by me or in my presence.

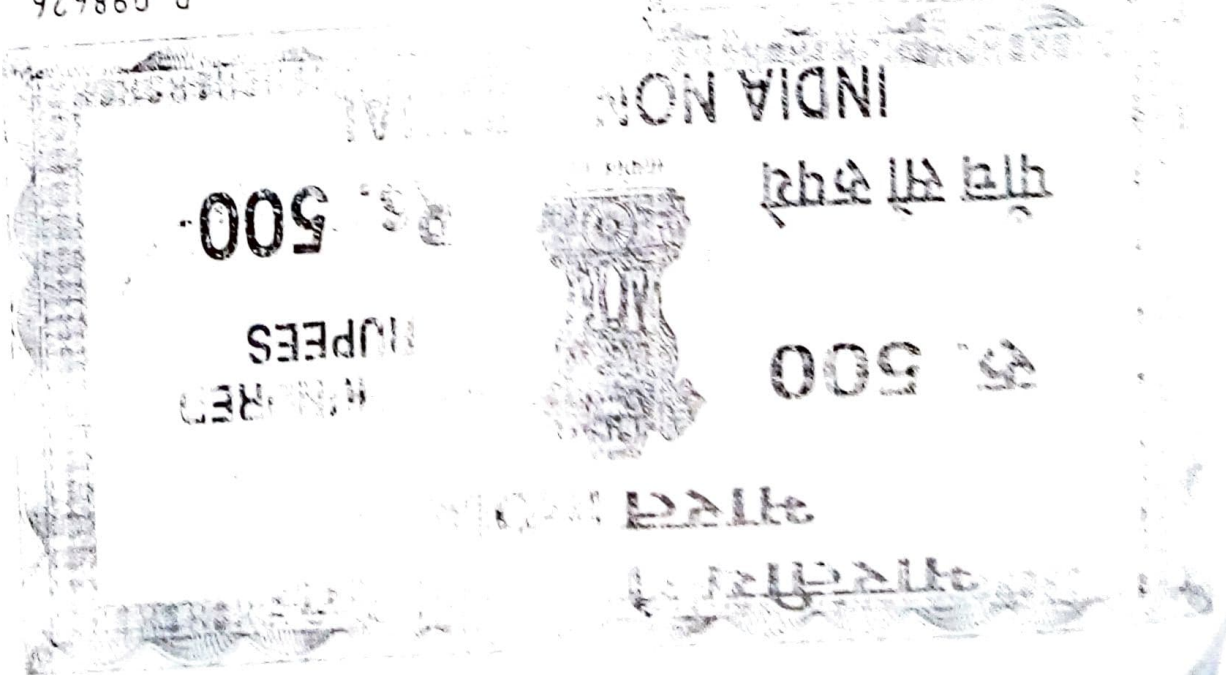
PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.



Signature, Photograph and five finger prints of the left hand of the Purchaser







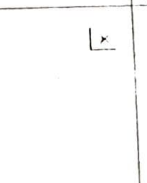

B 098626

PRADIP R. SARKAR



**निबंधन विभाग, झारखंड
जमशेदपुर**

Taken No:44 Taken Date:14/08/2013 15:47:23
Serial Book No Year:53474098/2013
Print Date:14/08/2013

Part Details	Photo	Thumb
1. Smt. Shukla Das Husband Name: Bishnu Kumar Das Village: NIDOLE P.O: No.24 Al-4 old cable town, Gohmuri, Jsr		
2. Anand Prakash Sinha Husband Name: Preen Shankar Prasad Village: NIDOLE P.O: No.24 Al-4 old cable town, Gohmuri, Jsr		
3. Bishnu Kumar Das Husband Name: Late P.K. Das Village: NIDOLE P.O: No.24 Al-4 Old Cable Town, Gohmuri, Jsr		
4. Kisan Gope Husband Name: Late Jitren Gope Village: NIDOLE P.O: No.24 Al-4 Old Cable Town, Gohmuri, Jsr		

Group No: 1
Page No: 196
Page From: 25 To: 160
Print Date: 53474098/2013
Print Date: 14/08/2013 16:43:52

Registering Officer

Signature of Operator