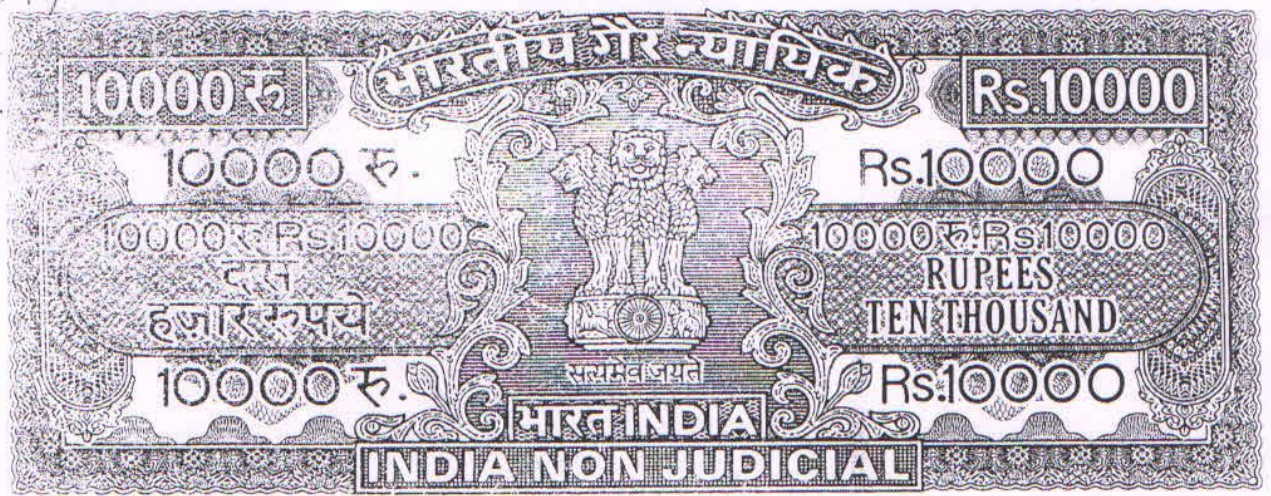


sale value 2,75,000/- s. mango

3888



05AA 217492



**Prakash Prasad**  
Advocate  
A.L.L.E.  
Law Associates

*R. N. Patwa*  
60000



*275000/-*

SALE DEED

This SALE DEED is made on this the 26<sup>th</sup> day of June, 2009 at Jamshedpur : BY :

SRI RAO NARAYAN PATWA, son of Sri Motilal Patwa, by Caste Patwa, by faith Hindu, by occupation -Business by nationality Indian, Resident of Mango, Gour Basti, P.S. Mango, Town- Jamshedpur, District East Singhbhum State - Jharkhand hereinafter called the " VENDOR" (which expression shall unless excluded by or repugnant to the context mean and include his heirs, successors administrators, legal representatives, nominees and assigns ) of the ONE PART;

IN FAVOUR OF

SR. JED PRAKASH, s/o. Late Bholu Prasad, by faith Hindu, by nationality Indian, by occupation-business, Resident of Sanjay Path, Simna Road, New Subhash Col

contd.p/2

*26/6/09*  
*Prakash*  
*AO 275000/-*  
*L-1-2-2-10*  
*for 054*

*Prakash*  
*हस्ताक्षर*

*अ*





R. N. Patra  
26.06.09

:: 2 ::

Mango, P.O. Mango, P.S. Mango, District East Singhbhum,  
Town Jamshedpur, State - Jharkhand hereinafter called the  
PURCHASER (which expression shall unless excluded by or  
repugnant to the context mean and include his heirs, suc-  
cessors, administrators, legal representatives, nominees &  
assigns) of the OTHER PART;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT : Rs. 2,75,000/- (Rupees two lakhs  
seventy five thousand) only.

SCHEDULE : Description of property hereby sold

In District East Singhbhum, Pargana Dhalbhum, Town & Distri-  
ct Sub-Registry Office - Jamshedpur, P.S. Mango, Thana I  
1642, Ward No. 10 MNAC, Mouza - Mango, recorded under khat  
No. 25 in plot No. 3746(P) area of land measuring 2(two)

contd.p/3

A



Annual Rent  
26.06.09

:: 3 ::

Kathas and 15 (fifteen) dhurs i.e. 1979.56 (one thousand nine hundred seventy nine point six six) sq.ft. of Raiyati Agricultural Von II land which is bounded by :-

- North : 12 ft Rasta.
- South : Keshav Prasad Sah
- East : 14 ft Rasta
- West : Baldev Prasad Gupta.

Annual Rent of Rs. 2/- per annum to be paid to the State of Jharkhand through the C.O. at Jamshedpur.

WHEREAS the above schedule land originally belonged to Ugrasen Gour and accordingly in survey khatiyon the said land recorded in the name of Ugrasen Gour;

AND WHEREAS after his death the son of recorded tenant Shishu Gour sold the above schedule property to the present Vendor by registered sale deed No. 1178/1029 dated 05-03-1997 and since after purchasing the said land the present vendor has peaceful physical possession over the same without any interruption from any corner;

AND WHEREAS being in urgent need of money the present Vendor expressed his desire to sell the above schedule land on total consideration amount of Rs. 2,75,000/- only and the purchaser agreed to purchase the same on said consideration on the following terms and conditions :-

R. N. Bhatnagar  
26.6.09

:: 4 ::

Now This Sale Deed Witnesseth as follows :-

01). That in consideration of a sum of Rs. 2,75,000/- (Rupees two lakhs seventy five thousand) only paid by the purchaser to the vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and highest consideration amount and Vendor has today by way of Sale transferred and conveyed the above schedule property with all his right, 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 him.

02). That the Vendor delivered the peaceful physical possession of the above schedule property to the purchaser free from encumbrances, liens and charges of any kind whatsoever.

03). That the purchaser shall be entitled to get the above schedule property mutated in his own name to pay rent thereon to the State of Jharkhand through the C.O. Jamshedpur and to obtain rent receipts of the said landed property accordingly.

AP



By Auction  
26-06-09

:: 5 ::

04). That from today all right, title and interest of the Vendor in the above schedule property vested completely and effectively with the purchaser who has become the absolute owner thereof and is free to use and occupy the same in any manner as the purchaser shall deem fit and proper.

05). That the Vendor covenants that he has good and perfect title in the said land and that he has not transferred, alienated or charged the same in any way to any body previously, if it transpires later on that the land is not free from encumbrances liens or charges or if the above schedule property or any part thereof being lost to the purchaser due to defect in title of the Vendor, the Vendor and all his legal heirs shall be bound to make good the loss the purchaser or successors of the purchaser may sustain.

06). 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 the Sale Deed today at Jamshedpur on the date aforementioned.

AP

R. N. Prasad  
26.07.89

:: 6 ::

Drafted, Readover 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.

Witnesses:-

- 1/ Kamala Prasad Mishra
- 2/ Omprakash

*R. N. Prasad*  
Vendor

Typed by  
Jsr. Court

Drafted by  
*R. N. Prasad*  
Advocate, Jamshedpur Court.



*Prakash*

( OED PRAKASH )

Name, signature and finger print of the Purchaser



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

DP

*R. N. Prasad*  
(Advocate)



**निबंधन विभाग, झारखंड**  
**जमशेदपुर**  
जाम पची-सह घोषणा प्रपत्र (नियम 114)

Token No 50

Token Date/Time 26/06/2009 14:38:01

Document Type	Sale Deed	Presenter	Raj Narayan Patwa
Presenter Name & Address	Gour Basti, Mango, Po & Ps, Mango, Jsr	Date of Entry	26/06/2009
Stampable Doc Value	275000	DOF	Total Pages 13
Document Value	275000	Stamp Value	11000
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

**Property Details:**

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1642	10	MANGO	25	3746(P)			DON	1979.66 Sq Ft

**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	Raj Narayan Patwa	Motilal Patwa	Business	Other		Gour Basti, Mango, Po. & Ps, Mango, Jsr
2	VENDEE	Deo Prakash	Late Bholu Prasad	Business	Other		New Subhas Colony, Mango, Jsr
3	Identifier	Kamla Kant Mishra	Basant Kr. Mishra	Business	Other		Cross Road No. 5, Santi Nagar, Sanjay Path, Dimna Road, Mango, Jsr
4	Witness1	Kamla Kant Mishra	Basant Kr. Mishra	Business	Other		Cross Road No. 5, Santi Nagar, Sanjay Path, Dimna Road, Mango, Jsr
5	Witness2	Om Prakash	Raj Narayan Patwa	Business	Other		Gour Basti, Mango, Po. & Ps, Mango, Jsr

**Fee Details:**

SN	Description	Amount
1	II	2.50
2	P	0.94
3	A1	2,750.00
4	SP	270.00
Total		3,023.44

*R.N. Patwa*  
26/6/09

उपर्युक्त पविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इपूट फार्म के अनुरूप डाटा इंट्री की गई है।

राज नारायण पटवा

निबंधन कर्ता का हस्ताक्षर  
*[Signature]*  
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

कमला कान्त मिश्रा  
मानसा

पिता










बलराम कुंठ मिश्रा  
छमापाट

निबंधन पविष्टिकरी का हस्ताक्षर  
*[Signature]*  
26/6/09

*[Signature]*

निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.50 Token Date: 26/06/2009 14:38:01  
Serial/Deed No. Year:4599/3888/2009  
Deed Type: Sale Deed

1	<b>Raj Narayan Patwa</b> Father/Husband Name: Motilal Patwa (VENDOR) Gour Basti, Mango, Po. & Ps. Mango, Jsr		
2	<b>Deo Prakash</b> Father/Husband Name: Late Bhola Prasad (VENDEE) New Subhas Colony, Mango, Jsr		
3	<b>Kamla Kant Mishra</b> Father/Husband Name: Basant Kr. Mishra (Identifier) Cross Road No. 6, Santi Nagar, Sanjay Path, Dimna Road, Mango, Jsr		
4	<b>Kamla Kant Mishra</b> Father/Husband Name: Basant Kr. Mishra (Witness 1) Cross Road No. 6, Santi Nagar, Sanjay Path, Dimna Road, Mango, Jsr		
5	<b>Om Prakash</b> Father/Husband Name: Raj Narayan Patra (Witness 2) Gour Basti, Mango, Po. & Ps. Mango, Jsr		

Book No. 1  
Volume 141  
Page 125 16 142  
Deed No. 4599/3888  
Year 2009  
Date 26/06/2009 16:11:46

District Sub Registrar

*[Handwritten Signature]*  
26/6/09

*[Handwritten Signature]*  
Signature of Operator

*[Handwritten Mark]*