

6358 Sale value 8,75,000 = w f.s. 0/0/13

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झारखण्ड JHARKHAND



Deepak Kumar Bagly  
Advocate



मूल्य 8,75,000 रु की जाबा 25 नवी पाया ।

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8,75,000 =

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Handwritten signature and date '7/10/13'.

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 7<sup>th</sup> DAY OF OCTOBER' 2013 AT JAMSHEDPUR; BETWEEN:

Surfai'd  
AO 26250 = w  
LLR 2.50  
f.f. 0.94

SHRI LOK NATH GOUR, son of Late Prabhakar Gour, by faith Hindu, by Caste Gour, by occupation cultivation, Nationality Indian, resident of Post Office Road, Gour Basti, Mango, P.O. & P.S. Mango, town Jamshedpur, District Singhbhum East, State of Jharkhand, hereinafter referred to as the SELLER (which expression shall unless repugnant to the context shall mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART;

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झारखण्ड JHARKHAND

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IN FAVOUR OF

**SRITARKESHWAR SINGH**, son of Late Dharam Nath Singh, by faith Hindu, by Caste Bhumihar, by occupation Service, by Nationality Indian, resident of Qtr. No.35/L-4, Main Road, Sidhgora, P.O. Agrico, P.S. Sidhgora, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter referred to as the PURCHASER (which expression shall unless repugnant to the context, shall mean and included his legal heirs, successors, legal representatives, administrators, nominees, executors and assigns) of the OTHER PART.

NATURE OF DEED:

SALE DEED

TOTAL CONSIDERATION:

Rs.8,75,000/- (Rupees Eight lakhs Seventy five thousand) only.

WHEREAS, the landed property measuring an area 2.31 Acres, recorded under Khata No.286, in present Survey Plot No.4637, in Ward No.9,

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MNAC, Jamshedpur, District Singhbhum East, was originally recorded in the name of Prabhakar Gour, son of Raju Gour and others;

AND WHEREAS, in the order of Title Suit No.4 of 1963 and Title Suit No.20 of 1965, the aforesaid land declared in the possession of Prabhakar Gour only and after the death of said Prabhakar Gour, the said land recorded in the names of Khoka Gour, Baidnath Gour and Lok Nath Gour, all sons of Late Prabhakar Gour;

AND WHEREAS, later on a Rent Fixation case bearing No.76/ 87-88 filed in the Court of Learned L.R.D.C., Dhalbhum, Jamshedpur, by Baidnath Gour & others and accordance with the report of Ld. C.O., Jamshedpur, it appeared that the aforesaid land is recorded in the name of Prabhakar Gour and others in the Last Survey Settlement Operation and against which under Section 90 C.N.T. Act., Hon'ble L.R.D.C., Dhalbhum, Jamshedpur, in Case No.68/ 81-82 was ordered to remove the names of Prabhakar Gour and others and to record the names of Baidnath Gour & others and thereafter said Baidnath Gour & others amicable oral partitioned the aforesaid land between them by metes and bounds demarcating the shares of each, by virtue of which partition 1/3<sup>rd</sup> share, out of the aforesaid entire land, has been fell to the exclusive share of Shri Lok Nath Gour, the seller above named and since then the seller has been in peaceful physical possession and occupation over his said share of property, within any let, hindrance or disturbances from any corner and is the absolute, lawful and bonafide owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, now being in urgent need of money the seller proposed to sell his schedule below land, to the above named purchaser for a total consideration amount of Rs.8,75,000/- (Rupees Eight lakhs Seventy five thousand) only and whereas, the purchaser agreed to purchase the same on the said price.

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**NOW THIS DEED OF SALE WITNESSETH**

1. That in pursuance of the above agreement and in consideration of the said sum of Rs.8,75,000/- (Rupees Eight lakhs Seventy five thousand) only, paid by the purchaser to the seller, the receipt of which sum the seller hereby admit and acknowledges as full, final and highest consideration of the schedule below property and the seller by these presents does hereby absolutely sell, convey, transfer the all that land in favour of the purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the purchaser his heirs, successors together with all right, title, interest and possession without any interruption from the side of the seller or any person claiming under him.
2. That the seller has delivered possession of the schedule below property to 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 ways whatsoever in manner he likes and the purchaser shall be at liberty to get his name mutated in the office of the landlord and pay rent for the same in his own name.
3. That from this day all the right, title, interest and possession of the seller in the schedule below property will cease to exist and will vest unto the purchaser. The property hereby conveyed by this deed of sale is free from all encumbrances, charges, liens, lispensens etc.
4. That the seller has not charged or transferred the schedule below property in any way to any one else and if for any defect of title or possession, the purchaser suffers any loss, then the seller will be liable to compensate such loss of the purchaser.
5. That the seller has handed over all relevant documents in respect of the schedule below landed property to the purchaser.

5/10/13  
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### SCHEDULE

(Description of the property hereby sold)

All that piece and parcel of raiyati Homestead land measuring an area 1800 Sq.ft., i.e. 4.128 Decimals, situated in Mouza Mango, P.S. Mango, Thana No.1642, Ward No.9, MNAC, recorded under New Khata No.286, in Portion of New Plot No.4637, District Sub-Registry office and Town Jamshedpur, District Singhbhum East, Pargana Dhalbhum, State of Jharkhand;

which is bounded by:

North : Seller's Nij;

South : 14'ft. wide Road;

East : Seller's Nij;

West : 14'ft. Road and Seller's Nij Plot.

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

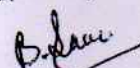
IN WITNESS WHEREOF the seller has hereunto set his hand on this deed of sale, on the day, month and year first above written.

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

WITNESSES:

- Deefak Kumar Bagty. Adv.  
7.10.13
1. रीशान बिश्वा - पिता स्व - पांडे सिंह बिश्वा  
डलीडे शर्मा लखिं - मावणे, जमशेदपुर,
  2. रामधन बासा पिता - कुमार राम बासा  
पुराना सीता राम ईरा - जमशेदपुर

Typed by:

  
Jsr. Court.

Drafted by

  
Advocate

ਮਿਹਰਿ ਮੋਹਿ  
7.10.13

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS  
OF THE PURCHASER



Doopak Kumar Dargy  
Advocate

*[Handwritten signature]*  
ਮਿਹਰਿ ਮੋਹਿ



Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

*[Handwritten signature]*  
Advocate