

528

Sale Value 3,67,000- w f.s. Memo

382



⑨  
4/2/13  
2



Pravin Kumar Choudhary  
Advocate, Jamshedpur Court

Braj Mohan Yadav Ram Kishor Yadav  
 04/02/13



05AA 159481

5000/15000=-

व्याज जो मुझे बेगाना था  
जो अड़तलगा लो अड़तलगा  
दो भागों अजि के दई लख  
है। 05/02/13

Lulwid

[Signature]  
04/02/13

**SALE DEED**

जिला अवर निदेशक  
जामशेदपुर नगरपालिका में लेखाकारी / विसयल  
अधीन के गणना अंकित की गई है।  
जामशेदपुर काभारकारी अधिनियम 1908  
के धारा 46 (1) (B) के अन्तर्गत नहीं है।

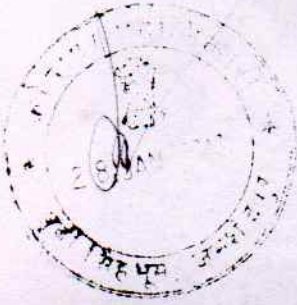
AO 11010-10  
LLR 2-10  
LL 0-94

THIS DEED OF SALE IS MADE ON THIS THE 04th DAY OF February, 2013 AT JAMSHEDPUR; BY:

1) SHRI RAM KISHOR YADAV, 2) SHRI BRAJ MOHAN YADAV, both sons of Shri Ram Lochan Yadav, both by faith Hindu, by Caste Gowala, by occupation Business, Nationality Indians, both residents of Rajendra Nagar (Near Saal Gachh), Dimna Road, Mango, P.S. Mango, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter called the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART.

[Signature]  
04/02/13

05/02/13



Supplied Stamps of Rs. 75.000/-  
 On Dated 28/1/2013 for the purpose  
 of 1000/- in Favour of  
 Smt. OM. Prakash Yadav at

Stamp Clerk:  
 JSR. T.V.



P.K. Choudhary

Pravir Kumar Choudhary  
 Advocate, Jamshedpur Court

Ram Kishor Yadav.  
 04/02/13



~~श्री राम किशोर यादव द्वारा राम लीला यादव~~

~~द्वारा दोस मौजूदा साका मौजूदा~~

4/2/13

10/1/13

रामेश्वर



04/02/13



**IN FAVOUR OF**

**SHRI OM PRAKASH YADAV**, son of Shri Ram Lochan Yadav, by faith Hindu, by Caste Gowala, by occupation Business, Nationality Indian, resident of Rajendra Nagar (Near Saal Gachh), Dimna Road, Mango, P.S. Mango, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART.

**NATURE OF THE DEED:**

**DEED OF SALE**

**CONSIDERATION AMOUNT:** Rs.3,67,000/- (Rupees Three lakhs Sixty seven thousand) only.

WHEREAS, the Sellers, along with the Purchaser jointly purchased the raiyati homestead land measuring more or less 2 ½ (two and half) Kathas, i.e. in feet dimension 1810 Sq.ft. (32'-4" X 56'ft.), in Portion of Plot No.4848, recorded under

Ram Kishor yedani  
24/02/13

Praymohan gadoo  
24/02/13

Khata No.342, situated in Mouza Mango, P.S. Mango, Thana No.1642, within MNAC/ JNAC Survey Ward No.9, Town Jamshedpur, District East Singhbhum, from its previous lawful owner and recorded raiyat Smt. Binodini Sathpathy, wife of Shri S. B. Sathpathy, vide registered Deed of Sale, bearing Deed No.3351, dated 13.07.1993 of District Sub-Registry Office, Jamshedpur and since purchase they came in joint possession of the above property and they have subsequently also mutated the above mentioned property in their joint names, vide Mutation Case No.590/2004-05, dated 27.07.2004 and they are paying rent to the superior landlord, the State of Jharkhand, through C.O., Jamshedpur;

AND WHEREAS, the Sellers, owing to their other commitments, decided and have subsequently agreed with the Purchaser for ABSOLUTE AND OUTRIGHT SALE of their 2/3<sup>rd</sup> share, ad-measuring, more or less, 1206 Sq.ft., particularly mentioned in the schedule below, out of the above mentioned total jointly purchased land, thereby leaving 1/3<sup>rd</sup> share of the Purchaser ad-measuring, more or less, 604 Sq.ft. over the same, for a total consideration amount of Rs.3,67,000/- (Rupees Three lakhs Sixty seven thousand) only;

**NOW THIS DEED OF SALE WITNESSETH:**

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.3,67,000/- (Rupees Three lakhs Sixty seven thousand) only, paid by the purchaser to the sellers, the receipt of which sum the sellers do hereby admit and acknowledge as full, final and highest consideration amount of the schedule land and do hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the sellers here before enjoyed over the schedule land UNTO AND TO THE USE of the purchaser, absolutely and forever.
- 2) THAT, from today, the sellers have also delivered the physical possession of the schedule land in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule land as its absolute owner in every possible manner with power to dispose of the same in any manner he likes, without any let or hindrance of the sellers, their heirs or any other person/s claiming through them.

Ram Ki Shobh Yadav  
04/10/13

Bijay Lochan Yadav  
04/10/13

- 3) THAT, the schedule land hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the sellers have not sold or otherwise alienated the same or part thereof to any other person(s) and for any defect of title or possession of the sellers over the schedule land the purchaser suffers any loss due to dispossession from the same or part thereof then the sellers shall remain liable to compensate all such losses sustained to the purchaser.
- 4) THAT, henceforth the purchaser shall be at liberty to mutate his name in the Office of the landlord, in respect of the schedule land and shall pay the rent for the same in his own name.
- 5) THAT, the sellers hereby also assures the purchaser that they shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule land to further ensure the right, title and interest of the purchaser over the same.

#### SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land measuring, more or less 1206 Sq.ft., i.e. 2.76 Decimals, equivalent to 1.675 Kathas (out of total area 2 ½ Kathas), in Portion of Plot No.4848, recorded under Khata No.342, situated in Mouza Mango, P.S. Mango, Thana No.1642, within MNAC/ JNAC Survey Ward No.9, Town and District Sub-Registry office of Jamshedpur, District East Singhbhum,

Which is bounded by:

ON THE NORTH BY: Shri Ram Lochan Yadav;  
ON THE SOUTH BY: ROAD  
ON THE EAST BY: Smt. Kamla Devi, wife of D. N. Singh;  
ON THE WEST BY: 8'ft. Alley.

Annual rent Rs.30/- only, payable to the Landlord, the State of Jharkhand, through the C.O., Jamshedpur.

IN WITNESS WHEREOF the sellers have voluntarily set their respective hands on this Sale Deed at Jamshedpur, on the day, month and year first above mentioned, in presence of

Ram Vishoo Yadav  
04/02/13

Pravir Kumar Choudhary  
04/02/13

WITNESSES:

1. Ram Lochan Yadav son of Lt. U. Him  
Lal Yadav, Dima Road, Ullidih, mango <sup>out</sup> 4/2/13
2. Kumar Mahesh B. D. Yadav  
R/o Rajender Nagar, Dima Road, Sharan  
Line mango. JSR <sup>Prakash</sup> 4/2/13

Read over and explained the contents of this Deed to the Sellers and they have admitted all the contents to be true and correct. the

Typed by:  
Danwar  
Jsr. Court.

Drafted by:  
P. Choudhary  
Advocate 4.02.13



Pravir Kumar Choudhary  
Advocate, Jamshedpur Court.



Om Prakash Yadav  
04/02/13

(Shri Om Prakash Yadav)  
(PURCHASER)

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

P. Choudhary  
Advocate. 4.02.13