

10622 Salwaku 487, 500 = 10 f.s. map 8778



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23/12/10

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23/12/10

23/11/10

2011 नं 609 एकाद नं
269 सरकारी जपान नं 7

05AA 221400

OR
23/10/10
Simp / 19500 = 10



CHANCHAL SANKAR
NOTARY PUBLIC
JAMSHEDPUR (INDIA)
Regd.No.133

Kumar deb.
23/12/10
Ref nos



23

SALE DEED

[Handwritten signature]

THIS DEED OF SALE IS MADE ON THIS THE 23rd DAY OF
DECEMBER * 2010 AT JAMSHEDPUR; BETWEEN:

23/12/10

Sanjay Deb
#0 4875 = 10
LLR 2-50
f.f. 0.94

SANJAY KUMAR DEB,
Son of Sri Gouri Shankar Deb,
by faith Hindu, by Caste Rajput, by occupation business, by
Nationality Indian, resident of Pardih, Main Road, P.S. Azadnagar,
Mango, town Jamshedpur, District Singhbhum East, in the State of
Jharkhand, hereinafter referred to as the **SELLER** (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 **ONE PART**;

वस्तावेज
23/12/10



Sanjay Kumar Deb.

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IN FAVOUR OF

SRI NIRMAL KUMAR SINHA,

Son of Sri Girija Nandan Prasad Sinha,

by faith Hindu, by Caste Kayastha, by occupation Legal Practitioner, by Nationality Indian, resident of Pardih, N.H.-33, Near Indra Colony, P.O. Azadnagar, P.S. Mango, town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter referred to as 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 DEED: SALE DEED

CONSIDERATION AMOUNT: Rs.4,87,500/- (Rupees Four lakhs Eighty seven thousand Five hundred) only.



Sanjay Kumar deo

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WHEREAS, an area of land measuring 8 Kathas or 13.20 Decimals, situated in Mouza Pardih, P.S. Mango, Thana No.1641, in Ward No.9, M.N.A.C., recorded under Khata No.609, Plot No.269, Jamshedpur, District Singhbhum East, has been purchased by the seller above named, by means of a registered Sale Deed vide Deed No.8265, Sl. No.9989, dated 02.12.2010, from its previous owner Smt. Hiren Manjari Devi, wife of Late Indra Narayan Singh Deo @ Indra Narayan Singh of Pardih Main Road, P.O. Azadnagar, P.S. Mango, Jamshedpur, registered at District Sub-Registry office, Jamshedpur and after purchasing the same the seller has been in peaceful physical possession over the same without any let, hindrance or disturbances from any corner and is the lawful and absolute owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, now being in urgent need of money, the seller desired to sell his schedule below property to the above named purchaser for a total consideration amount of Rs.4,87,500/- (Rupees Four lakhs Eighty



Sanyay Kumar Deb.

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seven thousand Five hundred) only, and whereas the purchaser agreed to purchase the same for the said price.

NOW THIS DEED OF SALE WITNESSETH:

1. THAT, in pursuance of the above agreement and in consideration of the said sum of Rs.4,87,500/- (Rupees Four lakhs Eighty seven thousand Five hundred) 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, the seller by these presents does hereby absolutely sell, convey, transfer 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 heirs, successors, together with all right, title, interest and possession without any interruption from the side of the seller or any person or persons 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



Sanyam Kumar dets.

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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 and pay rent and other charges 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, attachments 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 of the seller, the purchaser suffers any loss, then the seller will be liable to compensate such loss of the purchaser.

5. THAT, today the seller has delivered all relevant document/s with respect to the schedule below property to the purchaser.



Sanjay Kumar Deb,

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SCHEDULE

(Description of the property hereby conveyed)

District Singhbhum East, District Sub-Registry office and town Jamshedpur, Pargana Dhalbhum, situated in Mouza Pardih, P.S. Mango, Thana No.1641, Survey Ward No.9, M.N.A.C., recorded under

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
609	269 (Portion)	3 Kathas or 40'ft. X 54'ft. = 2160 Sq.ft., i.e. 4.95 Decimals (out of 13.20 Decimals of land), of raiyati Homestead land,

which is bounded by:

NORTH : 12'ft. wide Road;

SOUTH : Bijay Kumar Sharma (Plot No.270);

EAST : Lakhan Kalindi;

WEST : Seller's Nij.

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



झारखण्ड JHARKHAND

A 028170

Sanyam Kumar Deb

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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 it to be true and correct.

WITNESSES:

1. विष्णु कुमार झा

2. 23/12/17

Typed by:

B. Sarkar, Jr. Court.

Drafted by:

Advocate

CHANCHAL SARKAR
Advocate Jamshedpur

Sayaj Kumar debs.

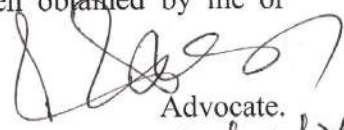
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PURCHASER



TESTED
CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR (INDIA)
Regd.No.133

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.


Advocate.
23/12/14
CHANCHAL SARKAR
Advocate Jamshedpur ,



निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 29

Token Date/Time: 23/12/2010 16:00:38

Document Type	Sale Deed	Presenter	Sanjay Kumar Deb	Date of Entry	23/12/2010
Presenter' Name & Address	Pardih Main Road, P.S - Azadnagar, Mango, Jsr	DOE		Total Pages	20
Stampable Doc. Value	487500	Stamp Value	19500	Book	I
Document Value	487500	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1641	9	PARDIH	609	269			OR_RES	4.95 Decimal	482625

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	Sanjay Kumar Deb	Gouri Shankar Deb	Business	Other		pardih main road, p.s - azadnagar, mango, jsr
2	VENDEE	Nirmal Kumar Sinha	Girija Nandan Prasad Sinha	Legal Practitioner	Other		pardih, n.h - 33, near indra colony, mango, jsr
3	Identifier	Bijay Kumar Sharma	Ramdeo Sharma	Business	Other		pardih, p.s - mango, jsr
4	Witness1	Bijay Kumar Sharma	Ramdeo Sharma	Business	Other		Pardih, P.S - Mango, Jsr
5	Witness2	Mahesh Prasad	Late S.G.Singh	Business	Other		old purulia road, mango, jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,875.00
4	SP	300.00
Total		5,178.44

Sanjay Kumar Deb -
23/12/10

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
Rahul Anand
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

Sanjay Kumar Deb

जिसकी

पहचान

Sanjay Kumar Deb

पिता

Ramdeo Sharma

निवासी

Sanjay Kumar Deb

पार्डीह

पेशा

उपस्थित

ने की।

निबंधन पदाधिकरी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.29 Token Date: 23/12/2010 16:00:38

Serial/Deed No./Year :10622/8778/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sanjay Kumar Deb Father/Husband Name:Gouri Shankar Deb (VENDOR) pardih main road, p.s - azadnagar, mango, jsr		
2	Nirmal Kumar Sinha Father/Husband Name:Girija Nandan Prasad Sinha (VENDEE) pardih, n.h - 33, near indra colony, mango, jsr		
3	Bijay Kumar Sharma Father/Husband Name:Ramdeo Sharma (Identifier) pardih, p.s - mango, jsr		
4	Bijay Kumar Sharma Father/Husband Name:Ramdeo Sharma (Witness1) Pardih, P.S - Mango, Jsr		
5	Mahesh Prasad Father/Husband Name:Late S.G.Singh (Witness2) old purulia road, mango, jsr		

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Volume 324
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Deed No 10622/8778
Year 2010
Date 23/12/2010 16:13:21

District Sub Registrar

Signature of Operator