

10574 Sale Value 625,000/- in Rs. only 8736



T-40
22/12/10

झारखण्ड JHARKHAND

037449



ATTESTED
J.C. GOPE
Advocate

Rakesh Sundi
22/12/10

Rs 25000/-



2010 नं 407 एमएच नं 1673
साक्षर सुनि नं 81



ATTESTED
J.C. GOPE
Advocate

Pinkoshi Sundi
22/12/10



N.S. Sanjal
04/04/2024

BY VIRTUE OF PERMISSION FOR SALE
GRANTED BY THE LEARNED L.R.D.C.
DHANBAD, AT JAMSHEDPUR, VIDE MISC.
CASE NO. 96 OF 2010-11, U/S. 46
C.H.T. ACT, order dated 25.10.10.

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 22ND. DAY OF DECEMBER,
2010, AT JAMSHEDPUR, BY :-

- (1) SRI RAKESH SUNDI (2) SRI PRANASI SUNDI, both sons
of Late Bijay Sundi, by Caste No, by occupation
Cultivations, residents of Road No. 5, Shankosai, Mango,
P.S. Mango, town Jamshedpur, District East Singhbhum.

23
625000/-
2-50
P.P. 0194



निबंधन विभाग, झारखंड
जमशेदपुर
जाच पर्चा-सह घोषणा पत्र (नियम 114)

Form No. 40

Document Type: Sale Deed
Presenter Name & Address: Shankosai, Rd.No - 5, Dimna Road, Mango, P.S - Mango, Jsr
Token Date/Time: 22/12/2010 15:38:41
Date of Entry: 22/12/2010
Stampable Doc. Value: 625000
Document Value: 625000
Special Type: DOE
Remarks / Other Details: By Virtue Of Permission For Sale Granted By The L.R.D.C Dhalbhum At Jamshedpur, U/S 46 C.N.T.Act, Vide Misc Case Nno - 96 Of 2010-2011 Ordered Dated 25/10/2010
Total Pages: 16
Book: 1
Serial No: 0
CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1642	10	MANGO	407	1623			OR_RES	6.27 Decimal	611325

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	Rakesh Sundi	Late Bijay Sundi	Cult	Other		shankosai, rd no - 5, dimna road, mango, p s - mango, jsr
2	VENDOR	Prakash Sundi	Late Bijay Sundi	Cult	Other		Shankosai, Rd No - 5, Dimna Road, Mango, P.S - Mango, Jsr
3	VENDEE	Narayan Singh Sandil	Late Budhram Sandil	Service	Other		Shankosai, Dimna Road, Mango, P.S - Mango, Jsr
4	Identifier	Mukul Sundi	Late R.S Sundi	Cult.	Other		Shankosai, Dimna Road, Mango, P.S - Mango, Jsr
5	Witness1	Mukul Sundi	Late R.S Sundi	Cult	Other		Shankosai, Dimna Road, Mango, P.S - Mango, Jsr
6	Witness2	Y Sundi	Late K Sundi	H/hold	Other		Shankosai, Dimna Road, Mango, P.S - Mango, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	6,250.00
4	SP	240.00
Total		6,493.44

Rakesh Sundi

उपर्युक्त प्रतिष्ठियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन एवं सारांश में इंप्रूट फार्म के अनुरूप डाटा इंटरि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
Rakesh Sundi
डाटा इंटरि ऑपरेटर का हस्ताक्षर

उपर्युक्त
स्वीकार किया
जिसकी
पहचान
नियोजी

र.के.सु. की प्रकाश सु. की

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

प्रकाश सु. की

र.के.सु. की

प्र. प्रकाश सु. की

ने की।

निबंधन पदाधिकारी का हस्ताक्षर

N. S. Sandil
04/04/2024

59



Supplied Stamp No. 250001 - DC 81/10/05
In favor of Defendant N. S. Sandil
For the purpose of Sale of Property
Stamp Clerk
J. T. T.



N. S. Sandil



Handwritten text in Kannada script, including the number 2712/10.

Handwritten signature and the number 2712/10.



22/12/10

N. S. Sandil
04/04/2024

Ravish Sandil

Poolesh Sandil

22/12/10

- 2 :-

State Jharkhand, hereinafter called the SELLERS of the ONE PART ;

IN FAVOUR OF

SRI NARAYAN SINGH SANDIL, Son of Late Budhran Sandil, by Caste Munda, by occupation Service, resident of Shankosai, Mango, P.S. Mango, town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the PURCHASER of the OTHER PART ;

NATURE OF DEED : SALE DEED.

CONSIDERATION AMOUNT: Rs. 4,90,000/- (Rupees four lacs ninety thousand) only.

AS PER GOVT. VALUED : Rs. 6,25,000/- (Rupees six lacs twenty five thousand) only.

WHEREAS the SELLERS are the sole and absolute owners of the land mentioned in the schedule below ;

AND WHEREAS the schedule below land alongwith other land has been recorded in the name of Ram Singh Ho (now deceased) in the present Survey Settlement recorded Khatian ;

AND WHEREAS, after the death of said Ram Singh Ho, the present Sellers being his grand sons, legal heirs and successors inherited the schedule below land alongwith other land and they have been in peaceful possession over the same without any interruption from any body ;

Be it noted that the father of the Sellers also died leaving behind the present Sellers ;

AND WHEREAS , now being in urgent need of money the Sellers proposed to sell their schedule below land to the above named Purchaser for a total consideration amount of Rs. 4,90,000/- (Rupees four lacs ninety thousand) only and whereas the Purchaser has agreed to purchase the same for the said price ;

--P/3

N. S. Sandil
04/04/2024

Rajesh S. S. S. S.

Pankaj S. S. S. S.
22/12/10

- 1 3 1 -

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the above and in consideration of the said sum of Rs. 4,90,000/- (Rupees four lacs ninety thousand) only paid by the Purchaser to the Sellers, the receipt of which sum the Sellers hereby admit and acknowledge as full, final and highest consideration of the schedule below land, the Sellers by these present do 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 Sellers or any person or persons claiming under them.
2. That the Sellers have delivered possession of the schedule below land 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 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 for the same in his own name.
3. That from this day all the right, title, interest and possession of the Sellers in the schedule below land will cease to exist and will vest unto the Purchaser. The land hereby conveyed by this deed of sale is free from all encumbrances, charges, liens, lispendens etc.
4. That the Sellers have not charged or transferred the schedule below land in any way to any one else and if for any defect of title or possession, the Purchaser suffers any loss, then the Sellers will be liable to compensate the such loss of the Purchaser.
5. That the terms Sellers and Purchaser used in this Deed shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.

N. S. Sandil
04/04/2024

----P/4

Balejn Sudi

Pankash Sudi

22/12/10

- 4 :-

SCHEDULE

(Description of the land hereby sold)

District Singhbhum East, District Sub-Registry Office at Jamshedpur, in Mouza Mango, P.S. Mango, Thana NO.1642, Ward No.10, M.N.A.C., recorded under Khata No.407, Portion of Plot No.1623, area measuring 3(three) kathas 16(sixteen) dhuls i.e. 6.27 decimals of Raiyati Homestead land, which is bounded by :-

North :- Surja Sudi ;
South :- 12'ft. wide Rasta ;
East :- Bidheswar Sudi ;
West :- Nij ;

Annualrent Rs.5/- only payable to the landlord the State of Jharkhand through C.O. at Jamshedpur.

IN WITNESS WHEREOF the Sellers have executing this Sale Deed on this the day, month and year first above written.

Read over and explained the contents of this Sale Deed to the Executants and they have admitted all the contents to be true & correct. *22-12-10*

WITNESSES:-

1. *Mukul Sudi*

2. *yasho matti sudi*

N. S. Sandil
04/04/2024

--P/5

Bakein Sudi

Pankash Sudi

22/12/10

- 4 :-

SCHEDULE

(Description of the land hereby sold)

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WITNESSES:-

1. *Mukul Sudi*

2. *gastro moti sudi*

N. S. Sandil
04/04/2024

Rakesh Sudi

Pankaj Sudi
22/12/18

- 5 -

Typed by :-

Jamshedpur Court.

Drafted by :-

Advocate, J.S.R. Court.

PURCHASER



J. Sandil
Advocate, J.S.R.


Narayan Singh Sandil






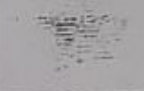




Certified that the finger print of left hand of each persons whose photographs are affixed in this document have been taken by me.

Advocate,
22-12-18

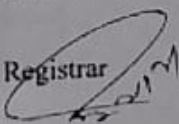
N. S. Sandil
04/04/2024

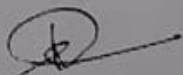

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.40 Token Date: 22/12/2010 15:38:41
 Serial/Deed No./Year :10574/8736/2010
 Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Rakesh Sundi Father/Husband Name:Late Bijay Sundi (VENDOR) shankosai, rd.no - 5, dimna road, mango, p.s - mango, jsr		
2	Prakash Sundi Father/Husband Name:Late Bijay Sundi (VENDOR) Shankosai, Rd.No - 5, Dimna Road, Mango, P.S - Mango, Jsr		
3	Narayan Singh Sandil Father/Husband Name:Late Budhram Sandil (VENDEE) Shankosai, Dimna Road, Mango, P.S - Mango, Jsr		
4	Mukul Sundi Father/Husband Name:Late R.S.Sundi (Identifier) Shankosai, Dimna Road, Mango, P.S - Mango, Jsr		
5	Mukul Sundi Father/Husband Name:Late R.S.Sundi (Witness1) Shankosai, Dimna Road, Mango, P.S - Mango, Jsr	x	x
6	Y.Sundi Father/Husband Name:Late K.Sundi (Witness2) Shankosai, Dimna Road, Mango, P.S - Mango, Jsr	x	x

Book No. 1
 Volume 323
 Page 93 To 108
 Deed No 10574/8736
 Year 2010
 Date 22/12/2010 16:28:06

District Sub Registrar



 Signature of Operator

N. S. Sandil
04/04/2024