

906 Sale value 9,00,000/- Mango 680



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झारखण्ड JHARKHAND

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023564



Salma Subas Tirkey
22/2/2012



by [Signature]
Adv.
[Signature]

SALE DEED.

(Permission granted by the Court of the L. R. D. C Dhalbhum at Janshedpur vide his order dated 30.12.2011 against Misc. Case No.87 of 2011-12 U/s 46 C.N.T Act)

THIS DEED OF SALE IS MADE ON

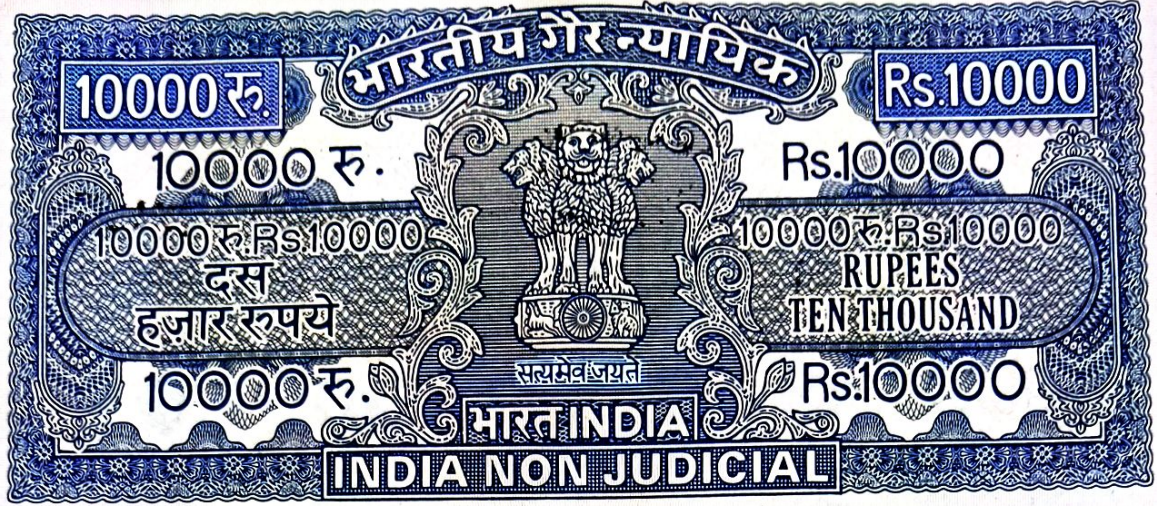
DAY OF FEBRUARY, 2012 AT JAMSHEDPUR, BY :-

MR. SALMA SUBAS TIRKEY Son of late C. A. Komal Tirkey, by caste Oraon (S. T.), by occupation Business, by Nationality Indian, Resident of Road No.6, Jawahar Nagar, Mango, P. S. Mango, Town Janshedpur, District Singhbhum East, in the state of Jharkhand, hereinafter called the VENDOR of the one part. PAN No. ADIPT6090L.

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fee chargeable
At 27000 = 0
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Salma Subbar Tirkey
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IN FAVOUR OF

SNEHI NILANJANA MINZ, Daughter of late Winifred Asarees Minz, by caste Oraon (S.T.), by Nationality Indian, by occupation Householder, Resident of Gudrubasa Sankosai, Road No. 5, Mango, P.S. Mango, Town Jamshedpur, District Singhbhum East, in the state of Jharkhand, hereinafter called the PURCHASER of the other part. PAN No. ATREM9497M.

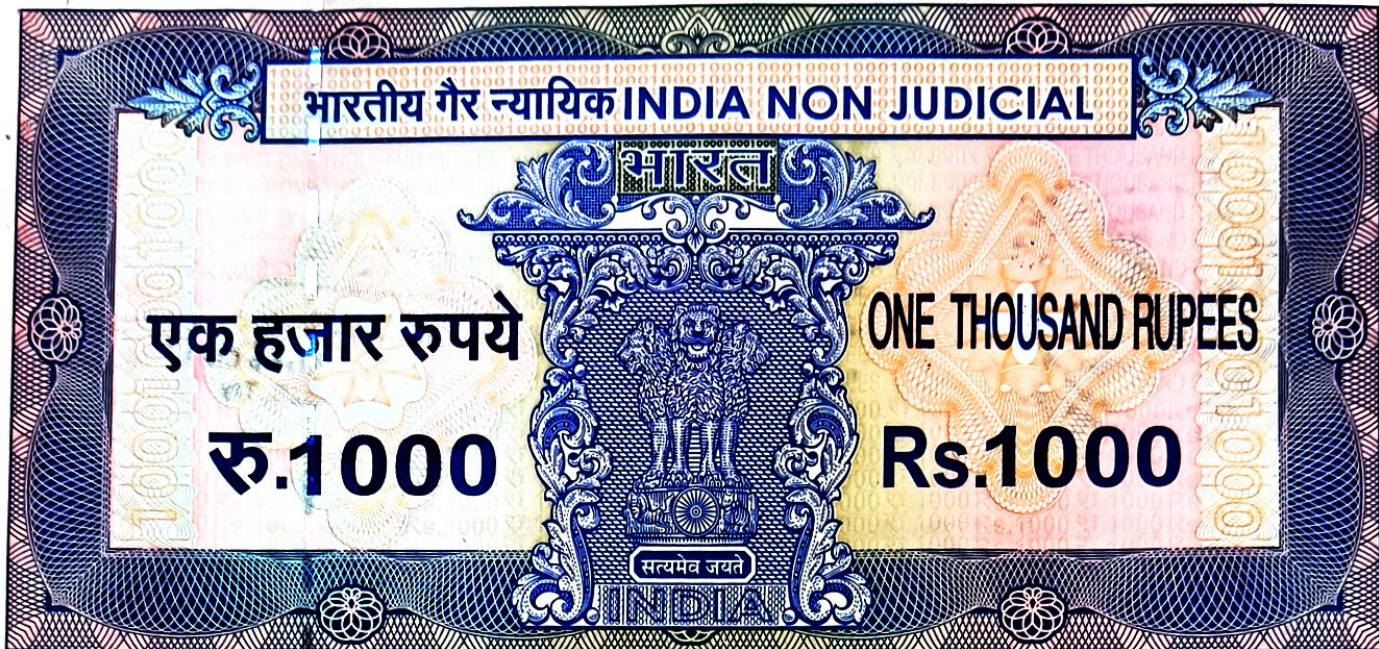
Nature of Deed : SALE DEED.

Consideration Money : Rs.8,91,000/- only
(Actual Transaction)

But Stamp duty has been paid for Rs.9,00,000/- only as per present Govt. Value.

Whereas the Vendor is the sole, absolute and lawful owner of the land morefully described in the

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22/2/2012

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schedule below and is in peaceful possession over the
same without any interruption of others.

And whereas the property stands recorded in
the name of Maki Kui (since deceased) as per survey
settlement operation of 1964 and after her death
Jano Kui daughter of late Damo Ho of Sankosai, Mango
Jamshedpur, acquired and inherited the same being
the daughter, legal heir and successor, and she, the
former owner, Jano Kui, transferred the schedule
below land in favour of the present Vendor by means
of registered Sale Deed No. 1857 (Sl.No. 2151) dated
02.05.1997, registered at District Sub Registry
Office Jamshedpur, as in Book No. 1, Volume No. 100,

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Sedma Subbar Tikay.

22/2/2012

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Pages 524 to 527, completion on 11.09.2007, after obtaining the Sale Permission under section 46 C.N.T Act which has been granted by the Learned L.R.D.C Dhalbhum Jamshedpur, in Misc. Case No.64/1996-1997 order passed on 4th day of March, 1997, and since the purchase, the present vendor has been in peaceful possession over the same.

And whereas the Vendor has filed an application before the Court of the L.R.D.C Dhalbhum at Jamshedpur vide Misc. Case No.87 of 2011-2012 to transfer the schedule below land in favour of the Purchaser, which has been granted by the authority concerned vide his order dated 30.12.2011.

And whereas being in need of money the Vendor has agreed with the Purchaser for absolute sale of the schedule below land for a total consideration amount of Rs.8,91,000/- (Rupees eight lakhs ninety one thousand) only and the Purchaser has agreed to purchase the same.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS

1. That the Vendor received a sum of Rs.8,91,000/- (Rupees eight lakhs ninety one thousand) only as

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Sulma Subas Tikey,
22/2/2012

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full and final consideration amount for the land fully mentioned in the schedule below from the Purchaser, and the Vendor does hereby convey the schedule below land to the Purchaser by this deed of sale, the receipt whereof of the Vendor admitted and acknowledged.

2. That all the right, title and interest of the schedule below land of the vendor is now vested in the Purchaser and the Purchaser with her heirs will enjoy and possess the same forever without any interruption of others.

3. That the Vendor or his legal heirs and successors will have no claim over the land hereby conveyed.

4. That the delivery of possession of the land mentioned in the schedule below has been given in favour of the Purchaser and the Purchaser will pay rent of the said land to the landlord in place of the vendor.

5. That the vendor will have no objection whatsoever if the aforesaid land mentioned in schedule below is mutated and transferred in the name of the purchaser in the office and record of the landlord the state of Jharkhand through C.O. Janshedpur and the vendor hereby

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Solma Subes Tikey
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undertakes to assist and co-operate the Purchaser in such matters.

6. That the land hereby conveyed is free from all encumbrances and if it transpires that the said land is not free from all encumbrances then the Vendor with his heirs and successors will be civilly and criminally liable to the Purchaser and her heirs and successors and will be bound to make good loss, if any, sustained by the Purchaser or her heirs and successors.

7. That the terms Vendor and the Purchaser used in this deed of sale will mean and include, unless repugnant to the context, their respective heirs and successors also.

S C H E D U L E

(Description of the land hereby sold)

In the District Singhbhum East, District Sub Registry Office and Town Jamshedpur, in Mouza Mango, P. S. Mango, Thana No. 1642, P. S. Mango, in Ward No. 9 M. N. A. C, all that piece and parcel of Raiyati Homestead

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Satma Subos Tikey.
22/2/2012

Witnesses :-

1. Jakob Sangga
2. Satya Narayan Gope

Typed by

[Signature]
Jsr. Court.

Drafted by

[Signature]
Advocate, Jsr. Court.
22/2/012



Snehi Nilanjana Minz

PURCHASER



Affected by

[Signature]
for
22/2/12

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

[Signature]
Advocate
22/2/012

Salma Subbar Tiker
22/2/2012

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land recorded under ,

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
412	2034 Portion	4 Kathas 10 dhurs i.e. 7.50 Decimals or 3270.75 Sq.ft.

Bounded by :

North : Plot No. 2016 & Mil Red Ekka,

South : Pucca Road,

East : Rengo Sundi

West : 10' ft. Rasta.

Annual rent Rs. 3.00 per Katha payable to the landlord the state of Jharkhand through the C. O. Jamshedpur.

In witness whereof the Vendor has hereunto set and subscribed his hand on this Deed today at Jamshedpur in presence of the witnesses.

Read over and explained the contents of this Sale Deed to the executant in Hindi who admits the same to be true and correct.

Handwritten signature
22/2/2012

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