

1468 Sale value 3,05,000/- w/o P.S. Mango

1093



T-14
11/3/13
R.O
11/3/13

वपान नं० तीठ र्को र्कामा ल्हाल ००
पोर र्को दाह देहाफाणु वरयो के
की नक्षि है।

05AA 159774

11/3/13

12500/-



Nani gopal Das
11/03/13



Attested
Lafus hand

23

[Signature]
11/3/13

[Signature]

9/150/-

L.R. 2-50
f.f. 0.94

SALE DEED

मिन्ना अवर निबंधक
कस्तावेज में लेखाकारी/ प्रिन्सपल
के द्वारा अंकित की गई है।
छांटपुर काशतकारी अधिनियम 190A
की धारा 46 (1) (B) के अंतर्गत नहीं है।

This Deed of Sale is made on this the 11th day of March, 2013 at Jamshedpur, by: *[Signature]*

Mr. NANI GOPAL DAS
Son of Late Bishma Das

By Faith Hindu, By Nationality Indian, By Occupation Business, By Caste Baishnav, Resident of Pardih, Ward No. 9, Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDOR / SELLER (which expression shall unless excluded by or repugnant to the context must mean and include his legal heirs, successors, administrators, executors, legal representatives, nominees & assigns) of the One Part.

[Signature]
11/3/13



झारखण्ड JHARKHAND

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Manigopal Das

IN FAVOUR OF

SHAKIL AHMAD

Son of Late Enamul Haque

By Caste Shaikh, By Religion Islam (Muslim), By Nationality Indian, By Occupation Service in Tata Steel, Resident of Qtr. No. 92 / L5, Road No. 3, B. H. Area, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State Jharkhand. Hereinafter called the "VENDEE / PURCHASER" (which expression shall unless excluded by or repugnant to the context mean and include his legal heirs, successors, executors, legal representatives, nominees, administrators, and assigns) of the Other Part.

NATURE OF DEED

CONSIDERATION AMOUNT

SALE DEED

Rs. 3,05,000/- only.



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AND WHEREAS, the Vendor is in urgent need of money to meet his urgent emergence expenses decided to sell the schedule below property for a consideration amount of Rs. 3,05,000/- only, and approached the Purchaser for the same to which the Purchaser agreed to purchase the same at above mentioned consideration and to avoid all misunderstandings, disputes and legal complications the Vendor decided to execute this Sale Deed in favour of the Purchaser on the following terms and conditions.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 3,05,000/- only, paid by the Purchaser to the Vendor, details of which is shown in memo of consideration, hereinafter receipt of which is hereby admits as full, final & highest consideration and acknowledges the same, the Vendor do hereby absolutely and forever sell, convey, transfer and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed To Have And To Hold the same, unto the Purchaser his legal heirs and successors without any interruption from the side of the Vendor or any other persons claiming under him together with all common services, amenities, & advantages etc.



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Witnesseth as follows:

WHEREAS, the present Vendor is the absolute, bonafide and lawful owner of the landed property, more fully described in the schedule below, and other land, which he has inherited from his father Bhishma Das, Son of Hari Das as recorded in the Khatian in the Survey Settlement of 1979 and after the demise of said Bhishma Das, as his only legal heir and successor, the Vendor has got the aforesaid landed property and there after the Vendor has mutated his name in the record of the State of Jharkhand through Circle Officer, Jamshedpur vide Mutation Case No. 1619 / 2006 – 2007.

AND WHEREAS, after that the Vendor came in peaceful physical possession over the said landed property and he is in peaceful physical possession over the same without any interruption from any person or corner and he is the lawful, absolute bonafide owner of the schedule below property, thereby enjoying it with all the right, title and interest over the same.

Nani gopal Das

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SCHEDULE

In the District East Singhbhum, under the District Sub Registry Office and Town Jamshedpur, Pargana Dhalbhum, Situated in Mouza Pardih, P.S. Mango, within Ward No. 9 (M.N.A.C.), all that piece and parcel of raiyati agricultural land now converted into homestead land, recorded under:

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
381	510 (Portion)	1000 Sq.ft. i.e. 2.30 Decimals

<u>Side</u>	<u>Measurement</u>	<u>Boundary</u>
North:	25'ft	Road,
South:	25'ft	Plot No. 511,
East:	40'ft	Abdul Razzaque,
West:	40'ft	Yousuf Ali Khan.

The annual rent payable to the State of Jharkhand through Circle Officer, Jamshedpur.

Note: Above schedule land is shown in Red Colour in Sketch Map, attached herewith, which also forms parts of this Sale Deed.

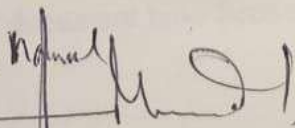
In Witness Whereof the Vendor has hereunto set and subscribed his hand on this Sale Deed today at Jamshedpur, on the date aforementioned.

Read and found correct:

WITNESSES:

1. Aziz Hasnain.

Nani gopal Das

2. 
Printed by:
Jamshedpur Court.

Drafted by:

MR. TAPAN HANDE

Tapan Hande

DEED WRITER-JSR

Licence No.—07/2004

Nani Gopal Das

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In Witness Whereof the Vendor has hereunto set and subscribed his hand on this Sale Deed today at Jamshedpur, on the date aforementioned.

Read and found correct:

WITNESSES:

Nani Gopal Das

1. Azim Hasnain
2. Rashmi Mandal

Printed by:
Jamshedpur Court.

Drafted by:

MR. PAPAN MANDAL
Papan Mandal
DEED WRITER—JSR.
 Licence No.—07/2006



Shakil Ahmad
(JSR)



Attested
Papan Mandal

Certificate:

It is certified that the finger prints of left hand of each person whose photograph is affixed in the present document have been obtained before/by me.

MR. PAPAN MANDAL
Papan Mandal
DEED WRITER—JSR.
 Licence No.—07/2006

Naniqopal Das

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2. That, the Vendor has delivered possession of the said 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 any manner he like and also has the right to get mutated his name in the records of the State Government i.e. the State of Jharkhand through Circle Officer, Jamshedpur.
3. That, from this day the Vendor shall cease to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges. And after executing this sale deed and giving possession of the said schedule below property, the present Vendor can never claim over the schedule below property along with his legal heirs and successors.
4. That, the Vendor hereby declares that he has good and perfect title over the schedule below property and if for any defect of title or possession of the Vendor in the schedule below property the Purchaser suffers any loss then the Vendors will be liable to compensate the same to the Purchaser or his legal heirs and successors.
5. That, the Vendor will be further bound to execute any deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property.
6. That, the Vendor must deliver all the relevant documents to the Purchaser in respect of the said schedule below property to the Purchaser. And also undertakes that he has not sold, transferred or mortgaged the schedule below property to any person or bank or company and the same is free from all encumbrances, liens and charges.
7. That, the Purchaser shall be entitled to obtain mutation of the schedule below property in his name in the record of the State Government (register II) through Circle Officer at Jamshedpur and accordingly shall pay the rent or any other charges for the same and to obtain receipts thereof in his name.



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

Token No: 14

Token Date/Time: 11/03/2013 12:47:34

Document Type	Sale Deed	Presenter	Nani Gopal Das	Date of Entry	11/03/2013
Presenter Name & Address	Pardih, Ward No - 9, Mango, P.S - Mango, Jsr	DOE		Total Pages	20
Stampable Doc. Value	305000	Stamp Value	12500	Book	1
Document Value	305000	Serial No.	0	CNO/PNO	
Special Type		Old Serial No.	/		
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	381	510 P			U_RES	2.3 Decimal	302450

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	UID	Address
1	VENDOR	Nani Gopal Das	Late Bhisma Das	Business	General			pardih, ward no - 9, mango, p.s - mango, jsr
2	VENDEE	Shakil Ahmad	Late Enamul Haque	Service	General			qtr no - 92/L5, rd.no - 3, b.h.area, kadma, jsr
3	Identifier	Aziz Hasnain	Late Mohammad Sabbir Ahmad	Business	General			h.no - 55, dhatkidih, p.s - bistupur, jsr
4	Witness1	Aziz Hasnain	Late Mohammad Sabbir Ahmad	Business	General			H.No - 55, Dhatkidih, P.S - Bistupur, Jsr
5	Witness2	Rash Bihari Mandal	D.P.Mandal	Business	General			pardih, mango, jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	9,150.00
4	SP	300.00
Total		9,453.44

Nani Gopal Das

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर
Nani Gopal Das
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पिता पेशा निवासी
Nani Gopal Das पिता *श्री राजेश कुमार* पेशा *मालाम* निवासी *पार्क रोड*

11/3/13
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.14 Token Date: 11/03/2013 12:47:34
Serial/Deed No./Year :1468/1093/2013
Deed Type: Sale Deed

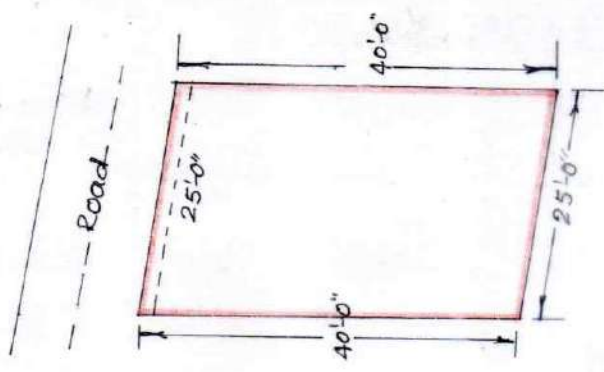
SN	Party Details	Photo	Thumb
1	Nani Gopal Das Father/Husband Name:Late Bhishma Das (VENDOR) pardih, ward no - 9, mango, p.s - mango, jsr		
2	Shakil Ahmad Father/Husband Name:Late Enamul Haque (VENDEE) qtr no - 92/L5, rd.no - 3, b.h.area, kadma, jsr		
3	Aziz Hasnain Father/Husband Name:Late Mohammad Sabbir Ahmad (Identifier) h.no - 55, dhatkidih, p.s - bistupur, jsr		
4	Aziz Hasnain Father/Husband Name:Late Mohammad Sabbir Ahmad (Witness1) H.No - 55, Dhatkidih, P.S - Bistupur, Jsr		
5	Rash Bihari Mandal Father/Husband Name:D.P.Mandal (Witness2) pardih, mango, jsr		

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Volume 45
Page 197 To 216
Deed No 1468/1093
Year 2013
Date 11/03/2013 13:21:32

District Sub Registrar

Signature of Operator

नाम-अधिसूचिन क्षेत्र जमशेदपुर
 वार्ड संख्या- 9
 चाहर संख्या- 3
 राजरव भाना-चाटीबिळा
 जिला - सिंहभूम
 पैमाना - 1"सि०मी० = 20मी०
 खन् - 1970-71 ई०



Khata No: 381

Plot No. 510

Area

1000.00 Sq. ft.
= 2.30 Dec.



Shown in 'Red' Colour.

Nani gopal Das

12/11/2017