

Sale  
2200000/-

Rs  
2200000

2019

Handwritten notes in Hindi at the top right.



KAUSHIK  
AGARWAL  
Advocate

Handwritten signature and date: 26/2/19



KAUSHIK  
AGARWAL  
Advocate

Handwritten signature and date: 26/2/19



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Handwritten signature and date: 27/2/19

**SALE DEED**

Valued Rs.22,00,000/-

THIS SALE DEED is made on this the 27th day of February, 2019 at Jamshedpur: BY: 1) SUBHASH GOPE (PAN: CLJPG3564R, AADHAAR No.3689 5170 0680) and 2) HAREN GOPE (PAN: AKYPG0966B, AADHAAR No.3944 4503 9846) both son of Late Man Govind Gope @ Manu Gour, Grandson of Late Radhu Gope, by faith Hindu, by caste Gour, by Nationality Indian, by occupation Cultivation, resident of Rajeev Path, Near Moon City, Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the "VENDOR" (which expression shall unless,

Handwritten signature: Kausik Agarwal

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IN FAVOUR OF

**SMT. RENU DUBEY (PAN: ARUPD7215R, AADHAAR No.4526 0952 0432)**, Wife of Shri Sunil Kumar Dubey, Daughter of Bharat Shukla, granddaughter of Late Ram Bachan Shukla, by faith Hindu, by caste Brahmin, by Nationality Indian, by occupation Housewife, resident of Dubauli, P.O. Belauna, District Bhojpur, Bihar- 802154, hereinafter called the "**PURCHASER**" (Which expression shall unless excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WHEREAS the land mentioned under Khata No: 308 of Mouza Mango, Survey Ward No 10, JNAC (Mango ) in the recent survey settlement operation in the name of Manu Gour @ Mangovind Gour the recorded tenant of Landlord and he was in peaceful possession over the said land; And

Whereas the said recorded tenant Manu Gour @ Mangovind Gour died leaving behind the present Vendors as his legal heirs and successors and they inherited and came in peaceful possession over the land left by the deceased and after amicable partition the present Vendors got their respective share of the aforesaid land and they have been in peaceful physical possession over the same without any interruption from any corner and got their names mutated separately in the records of District

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Whereas the Vendors being in urgent need of money for their personal emergent expenses as such they jointly declared their intention to sell away their respective shares of land fully described in the schedule below for a total consideration of Rs.22,00,000/- (Rupees Twenty Two Lakhs) only and the Purchaser having come to know about it approached the Vendors and agreed to purchase the schedule below land on the said price, on the following terms and conditions:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

1) That in consideration of a sum of Rs.22,00,000/- (Rupees Twenty Two Lakhs) only paid by the Purchaser to the Vendors, the details of payment hereby given below, the receipt of which sum the Vendors above-named hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendors and or any other person or persons claiming under them together with all rights, title and possession which the vendors herebefore enjoyed in respect of the schedule below property.

2) That the Vendors have delivered the peaceful possession of the schedule below property to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

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cease to have any manner of title to the said property and claim on the said property.

4) That from this day the purchaser has become the lawful owner of the schedule below property and shall use, enjoy and possess the said property according to her desire and requirement as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get her name mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendors are the sole and bonafide owners of the aforesaid property and are fully entitled to dispose off the schedule below property to the purchaser.

**6) THAT THE VENDORS HEREBY ASSURSE THE PURCHASER AND COVENANT:**

a) that the vendors are the lawful owners of the schedule below property and accordingly they have transferred the same in favour of the purchaser.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.

c) that the schedule below property or any part thereof being lost to the Purchaser on account of any defect in the title or possession of the

d) that the Vendors have paid rent, cess and/or other charges, taxes of the aforesaid land to the concerned authority upto date.

e) that from this day the Purchaser shall have quiet and peaceful possession and enjoyment over the schedule below property.

7) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

8) That the vendors have handed over the relevant documents in connection with the schedule below property, to the purchaser.

9) That the property hereby transferred is situated on branch road.

10) That the land hereby transferred has been shown in red colour in the sketch map attached which forms part of this sale deed.

**"SCHEDULE"**

All that Piece and Parcel of Homestead land measuring total area 2012 Sq. ft. i.e. 0.01.87 Hectare or 2.795 Kathas i.e. 4.61 decimals in Portion of New Plot No: 2129, under New Khata No: 308, situated at Mouza Mango, Survey Ward No: 10, MNAC, Holding Nos. 010000292400M10 and 010000292300M10 within P.S. Mango, Thana No: 1642, Town Jamshepur, District East Sindhuram, District Sub-registry Office at Jamshepur, which is bounded as follows:

North : 12'ft. Rasta;

South : Nand Kishor Sharma;

East : 6'ft. Rasta;

West : 12'ft. Rasta;

Annual rental payable to the Circle Officer Jamshepur.

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**MODE OF PAYMENT**

<u>Cheque No.</u>	<u>Date</u>	<u>Amount(Rs)</u>	<u>In favour of</u>
257900	16.03.2018	2,00,000/-	Haren Gope
257901	27.03.2018	4,00,000/-	Subhash Gope
257902	27.03.2018	3,50,000/-	Haren Gope
304797	25.02.2019	6,00,000/-	Haren Gope
304796	25.02.2019	6,00,000/-	Subhash Gope
Cash		<u>50,000/-</u>	

Total:22,00,000/-

IN WITNESSES WHEREOF the Vendors have signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

**WITNESSES:**

- 1) भारत शुक्ला पिता स्व: राम कल्याण शुक्ला  
कानन हरिया सीता राम डेरा हाउस नं० १० वीस
- 2) Diten Royak s/o Dushin Royak  
सुसाली ०४२

Drafted, read over and explained the contents of this sale deed to the Executant/Vendor in Hindi who found and admitted the same to be true and correct.

Typed by

वसुदेव लाल  
28/12/19

रनु दुबेय  
26/2/19

Haren yope  
26/2/19  
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NAME OF THE PURCHASER:-

SMT. RENU DUBEY



Renu Dubey

Signature and finger print of left hand of the Purchaser above named.

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

Kausik Advoca  
26/2/19

# CERTIFICATE

## Office of the District SRO - Jamsshedpur

This **Sale Deed** was presented before the registering officer on date **27-Feb-2019** by **SUBHASH GOPE, S/O, D/O, W/O MAN GOVIND GOPE** resident of RAJEEV PATH NEAR MOON CITY MANGO JSR ..  
This deed was registered as Document No:- **2019/JSR/902/BK1/825** in Book No :- **BK1, Volume No :- 153**  
from Page No :- 449 to 536 at, office of **District SRO - Jamsshedpur**

Date:- **27-Feb-2019**

  
Registering Officer