

3372. Sale value 4,50,000/- M.P. - 2896 5000Rs.

T-13
25/4



18
4-9-11
25/4



प्रदीप रंजन सरकार
2008-8-9-02

₹ 18000



PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.

SALE DEED

Fees Chargeable
AA
LH
P fees

25/4/88

This Deed of Sale is made on this the 25th day of April 2008 at Jamshedpur; between:

MR. NIRMAL PRASAD KESHRI, son of Late Jamuna Prasad Baisya, by faith Hindu, by Caste Bania, by occupation Business, by Nationality Indian, resident of H.No.1, Teachers Colony, Dimna Road, P.S. Mango, town Jamshedpur, District Singhbhum East, Jharkhand, hereinafter referred to as the SELLER of the ONE PART;

IN FAVOUR OF

MRS. SHEELA DEVI, wife of Mr. Nirmal Prasad Keshri, by faith Hindu, by Caste Bania, by occupation Housewife, by Nationality, Indian, resident of H.No.1, Teachers Colony, Dimna Road, P.S. Mango, town Jamshedpur, District Singhbhum East,

5000Rs



सिद्धेश्वर मेहता
१५-४-२०१८

:- 2 -:

Jharkhand, hereinafter referred to as the PURCHASER of the OTHER PART.

NATURE OF DEED : SALE DEED

TOTAL CONSIDERATION : Rs. 4,50,000/- (Rupees Four lakhs Fifty thousand) only.

SCHEDULE

(Description of the property hereby transferred)

ALL THAT piece and parcel of raiyati Homestead land measuring an area 4.12 Decimals, i.e. 0-2-10 dhuls, being part and parcel of New Plot No. 2395 a, b, c, and 2398, recorded under New Khata No. 601, situated within Mouza Mango, P.S. Mango, thana No. 1642, in Ward No. 10, M.N.A.C., within town Jamshedpur, District Sub-Registry office at Jamshedpur, District Singhbhum East, consisting of a pucca structure measuring built up area 280 Sq.ft. and the entire property is bounded by:

East : Nandlal Das; North : Dimna Road;

West : Pucca Road. South : Jagarnath Prasad;

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सत्यमेव जयते
२५-४-२००८

:- 3 -:

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

WHEREAS, in the Final publication of the Survey Khatiyani of the last Survey Settlement Operation, the schedule above property along with adjoining landed property have been recorded in the joint names of Jamuna Prasad Baisya and Sarju Prasad Baisya;

AND WHEREAS, after the death of the aforesaid recorded owners, their property devolved upon and was inherited by their respective legal heirs and successors, who inherited the property jointly and in pursuance to an amicable family partition effected at some time in the past, amongst the legal heirs of the recorded owners viz. Jamuna Prasad Baisya and Sarju Prasad Baisya, the schedule above property fell to the exclusive share of the seller above named and the seller have been in peaceful physical possession over the same after its demarcation by metes and bounds, without any kind of interference or impediment from any corner including

2000Rs.



निवेदन के अनुसार
१५-४-२००८

:- 4 -:

the other legal heirs of the recorded owners, and as such the seller is the sole, absolute and lawful owners of the schedule above property and legally entitled to sell the same;

AND WHEREAS, the seller proposed to sell his schedule above property for a total consideration amount of Rs.4,50,000/- (Rupees Four lakhs Fifty thousand) only and the purchaser have 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.4,50,000/- (Rupees Four lakhs Fifty thousand) only, paid by the purchaser to the seller, the receipt of which sum the seller do hereby admits and acknowledges as full, final and highest consideration of the schedule above property, the seller by these



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:- 5 -:

presents do 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 her heirs, successors together with all right, title, interest and possession without any interruption from the side of the seller or any person claiming under him.

2. That the seller has delivered possession of the above schedule 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 way whatsoever in manner she likes and the purchaser shall be at liberty to get her name mutated in the office of the landlord and pay rent for the same in her own name.

3. That from this day all the right, title, interest and possession of the seller in the above schedule property will cease to exist and will vest unto the purchaser. The

2008-8-22
2008-8-22

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property hereby conveyed by this deed of sale is free from all encumbrances, charges, lien, lispendens etc.

4. That the seller has not charged or transferred the above schedule property in any way to any one else and if for any defect of title or possession, the purchaser suffers any loss, then the seller will be liable to compensate such loss of the purchaser.

5. That the terms seller and purchaser used in this Deed of sale shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF the seller has hereunto set his hand on this deed of sale, the day, month and year first above written.

Read over and explained the contents of this deed to the executant who admits the same to be true and correct.

Rames Sarkar

WITNESSES:

1. *Bairnath Prasad (Karni) S/o. Shri Nirmal Pal. Kesari*
25/04/08 at - H.No-1, Teachers Colony Dimga Road, Muzo J.S.R.
2. *Anil Prasad Karni S/o Shri Nirmal Pal. Kesari*
25/04/08

Typed by:

Drafted by:

[Signature]
B. Sarkar, Jsr. Court.

[Signature]
Advocate

प्रादिप र. सार्कार
२५.८.२००७

:- 7 -:

PURCHASER



प्रादिप र.
२५.८.२००७



PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.

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

[Signature]
25/08/07
Advocate

निबंधन विभाग, झारखंड
जमशेदपुर
जांच पचासह घोसणा प्रपत्र (नियम 114)

Token No 13

Token Date/Time 25/04/2008 10:25:15

1. Document Type: Sale Deed
2. Presenter: Nirmal Prasad Keshri
3. Presenter Name & Address: H. No. 1, Teachers Colony, Dimna Rd. Mango, Jsr.
4. Date of Entry: 25/04/2008
5. DOE: 6. Total Pages: 18
7. Document Value: 450000
8. Stamp Value: 18000
9. Special Type: 10. Serial No: 0
11. Remarks / Other Details:

Anchal	Th.No	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H.No	Category	Area
JAMSHEDPUR	1642	10	MANGO	601				H HOLD	4.12 Decimal
JAMSHEDPUR	1642	10	MANGO	601	2398			H HOLD	0 Decimal

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	Mr. Nirmal Prasad Keshri	Late Jamuna Prasad Baisya	Business	Other		h. no. 1, teachers colony, dimna rd mango, jsr
2	VENDEE	Mrs. Sheela Devi	Mr. Nirmal Prasad Keshri	H. Wife	Other		H. No. 1, Teachers Colony, Dimna Rd. Mango, Jsr
3	Identifier	Bajjnath Prasad Keshri	Mr. Nirmal Prasad Keshri	Service	Other		H. No. 1, Teachers Colony, Dimna Rd. Mango, Jsr
4	Witness1	Bajjnath Prasad Keshri	Mr. Nirmal Prasad Keshri	Service	Other		H. No. 1, Teachers Colony, Dimna Rd. Mango, Jsr
5	Witness2	Anil Prasad Keshri	Mr. Nirmal Prasad Keshri	Service	Other		H. No. 1, Teachers Colony, Dimna Rd. Mango, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,500.00
4	SP	270.00
Total		4,773.44

उपर्युक्त प्रविष्टिया दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इप्ट फार्म के अनुरूप डाटा इंट्रि कि गई है।

निर्मल प्रसाद केशरी
प्रस्तुतकर्ता का हस्ताक्षर
डाटा एंटर ऑपरेटर का हस्ताक्षर

उपर्युक्त निर्मल प्रसाद केशरी ने इस दस्तावेज के निष्पादन को गंभीरतापूर्वक स्वीकार किया है।
जिसकी पहचान बंजनाथ प्रसाद केशरी ने की।
पिता निर्मल प्रसाद केशरी पेशा पेशा

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No:13 Token Date: 25/04/2008 10:25:15

Serial/Deed No./Year :3372/2896/2008

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Mr. Nirmal Prasad Keshri Father/Husband Name:Late Jamuna Prasad Baisya (VENDOR) h. no. 1, teachers colony, dimna rd. mango, jsr		
2	Mrs. Sheela Devi Father/Husband Name:Mr. Nirmal Prasad Keshri (VENDEE) H. No. 1, Teachers Colony, Dimna Rd. Mango, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Baijnath Prasad Keshri Father/Husband Name:Mr. Nirmal Prasad Keshri (Identifier) H. No. 1, Teachers Colony, Dimna Rd. Mango, Jsr		
4	Baijnath Prasad Keshri Father/Husband Name:Mr. Nirmal Prasad Keshri (Witness1) H. No. 1, Teachers Colony, Dimna Rd. Mango, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Anil Prasad Keshri Father/Husband Name:Mr. Nirmal Prasad Keshri (Witness2) H. No. 1, Teachers Colony, Dimna Rd. Mango, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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Year 2008
Date 25/04/2008 11:17:16

District Sub Registrar