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शुद्धित देवी तिक्की  
8-12-2010

**CLASS OF DEED :-** Sale Deed in respect of Kayami right residential land, situated by the side of other road, area 0.04485 acre, situated at old Ward no. 7, new ward no. 9, Mohalla - Bara Neemdih, P.O. - Chaibasa, District Singhbhum West.

**VALUATION FIXED BY GOVERNMENT:-** Value of 4.485 decimals of land @ 88,000/- per decimals = ₹ 3,94,680/- or ₹ 3,95,000/-

**CONSIDERATION AGREED BETWEEN THE PARTIES :-** ₹ 4,00,000/- (Four lakhs only)

**SCHEDULE OF THE PROPERTY HEREBY SOLD :-** In the District and District Registry: Singhbhum West, Sub-registry at Chaibasa, Thana - Kolhan, Thana no. 644, residential right Kayami right land situated by the side of other Road, within old ward no. - 7 (seven), now included within new ward no. 9 (nine) of the Chaibasa Municipality, Mohalla - Bara Neemdih, P.O. & P.S.- Chaibasa, under recent survey Khata no. 15 (fifteen), portion of New plot no. 99 (ninety nine) (c), corresponding to old plot no. 2883, old khata no. 13, measuring total area of 0.04485 acre (four decimals and four hundred and eighty five bargkarics), bounded on the :-

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12/11/10, चाईबासा

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8-12-2010

North :- plot no. 109 and eight feet road,

South :- plot no. 99 (a),

East :- plot no. 99 (c) portion,

West :- plot no. 103 and 105 (a).

Boundaries in feet :-

North :- 35' 9" (thirty nine feet nine inches), South :- 36' 1" (thirty six feet one inch),

East :- 50' (fifty feet)

West :- 58' 10". (fifty eight feet ten inches),

The land hereby sold has been specifically shown in red colour in the map annexed to this deed, which shall form part of Deed.

**ANNUAL RENT** :- Rs. 0.75/- excluding cess.

**LANDLORD** :- The A.D.C. Singhbhum West through Circle Officer, Sadar at Chaibasa.

Whereas, land under recent khata no. 15, of old municipality ward no. 07, new ward no. -09, Mohalla - Bara Neemdih, P.O. and P.S.- Chaibasa, District Singhbhum West, has been recorded in the name of Thula Devi, wife of Chuhan Ram Tiwary, in the recent survey settlement operation Khatian.

शिला अवर निबन्धक  
30 दिनांक चर्खासा  
20/11/10

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झारखण्ड JHARKHAND

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AND

शान्ति देवी तिवारी  
8-12-2010

WHEREAS, after the demise of said recorded tenant, his son Ram Rekha Tiwary, inherited the said property and after his demise same was inherited by two sons of Ram Rekha Tiwary - (1) Brahmanand Tiwary and (2) Deoanand Tiwary.

AND

WHEREAS, Brahmanand Tiwary died leaving behind the Seller as his heir and successor and in an amicable family settlement of ancestral property seller has been allotted an area of 13 decimals out of the property under khata no. 15.

AND

WHEREAS, seller has also got her name mutated in respect of said land of 13 decimals vide Mutation case no. 71 of 2008-09, and is in peaceful possession of the same as absolute owner thereof.

AND

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10 दिवस  
28/11/10

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WHEREAS, the seller wanted to raise funds and was looking for buyers, to sell a portion of aforesaid property, measuring an area of 0.04.485 decimals, more fully described in the schedule above and herein after referred to as "schedule property".

AND

WHEREAS, the purchaser, on knowing the intention of seller, expressed his willingness to purchase schedule land.

AND

WHEREAS, seller accepted the proposal of purchaser & agreed to sell the schedule land to him at a consideration of ₹ 4,00,000/- (Four lakhs only) and the purchaser agreed to purchase the same at the said consideration on terms and conditions stated herein below.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

शक्ति देवी तिवारी  
20/11/10

Amey Kumar Verma



झारखण्ड JHARKHAND

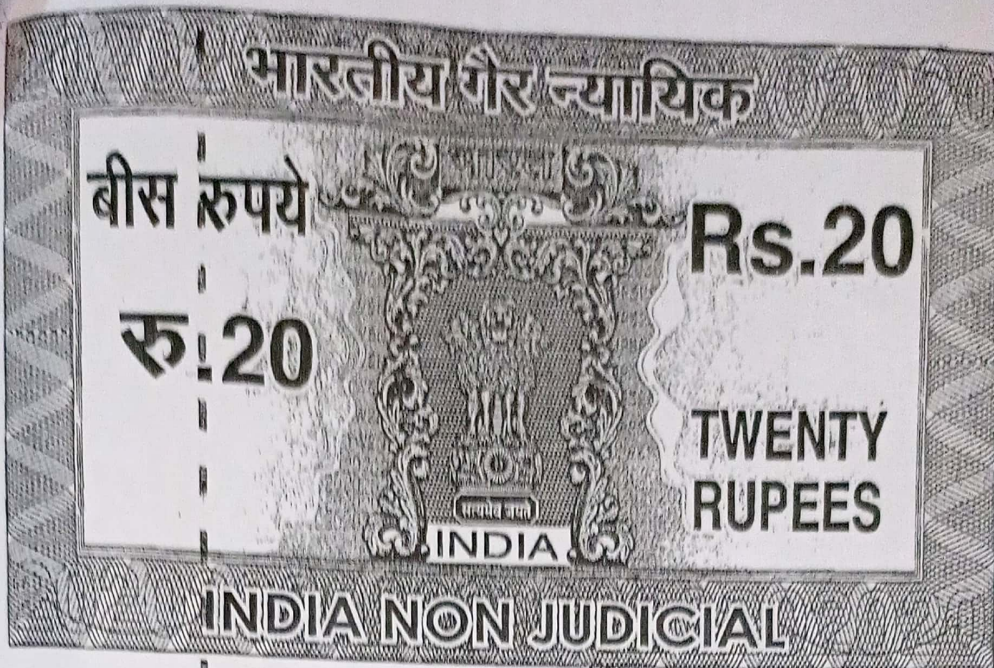
A 873518

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8-12-2010

1. That the sellers have agreed to sell the schedule land at the consideration ₹ 4,00,000/- (Four lakhs only) to the purchaser and the purchaser has agreed to purchase the same at the said consideration amount.
2. That the purchaser has paid the entire consideration money amounting to ₹ 4,00,000/- (Four lakhs only) to the seller. The said amount has been paid vide cheque no. 006801, drawn on Union Bank, Chaibasa Branch, drawn in favour of the seller, dated 2.12.2010.
3. The seller hereby acknowledges receipt of payment of entire consideration amount of ₹ 4,00,000/- (Four lakhs only), in the aforesaid manner, from the purchaser towards full and final satisfaction of consideration amount.
4. That all the right, title, interest, property claim and demand whatsoever of seller into or upon schedule land is hereby conveyed and transferred unto purchaser his heirs, executors, administrators and assigns absolutely and forever.
5. That the seller hereby agrees and declares for her self, her heirs, executors, administrators and assigns that she has good right, title and interest to convey the schedule land unto the purchaser, his heirs, executors and assigns.

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28/11/10 चाईबासा

Aus Kumar Verma



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शान्ति देवी तिवारी  
8-12-2010

6. That the sellers hereby declare that the schedule land is free from all encumbrances, mortgage, lien etc. and the purchaser shall hereinafter hold, use and enjoy the same as his own property without any interruption or demand from the sellers or any of their family members, in any manner he likes.
7. That the words and express "Sellers" and "Purchaser", unless repugnant to the context, shall mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF THE SELLER HAS PUT HIS SIGNATURE ON THIS DEED OF SALE ON THIS .2010, AT CHAIBASA.

शान्ति देवी तिवारी  
8-12-2010

WITNESSES

1. देवानन्द तिवारी  
पुं. 200 देवी तिवारी  
मन्दा तिवारी चाईबासा  
8-12-2010
2. Anand Patra  
870 Late Patra Bhushan Patra  
Banshpara, Chaibasa  
8-12-2010  
L.I.C. Agent

(SELLER)

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चाईबासा  
8/12/10

Anand Kumar Verma

भारतीय नैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

02AA 112422

राजिनी देवी शिवाजी  
8-12-2010

1  
Read over and explained the contents of this deed of sale to the executant There are 1,001 Words in this deed.



8/12/10  
Anuj Kumar verma  
8-12-2010



Advocate 8/12/10

Typed by me

(Samir Kumar Pramanik)  
Chaibasa

Certified that the finger prints of left hand of each person whose photograph is affixed in the deed, have been obtained before me.

Advocate 8/12/10

जिला अवर निबन्धक  
8/12/10 चाइबासा

Anuj Kumar Verma





झारखण्ड JHARKHAND

A 911941

शान्ति देवी तिवारी

8-12-2010

शान्ति देवी तिवारी  
20/11/10

Shanti Devi Tivari



झारखण्ड JHARKHAND

A 911941

श्रीमति देवी तिवारी  
8-12-2010

श्रीमति देवी तिवारी  
8-12-2010

Anus Kumar Verma



झारखण्ड JHARKHAND

A 911940

शान्ति देवी तिवारी  
8-12-2010

जिला अदालत निकलवाक  
28/4/14

Amey Kumar Verma



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

Document No: 7  
Document Type  
Presenter Name & Address  
Stampable Doc. Value  
Document Value  
Special Type  
Remarks / Other Details

Sale Deed  
Presenter Smt. Shanti Devi (Tiwary)  
R/O- Bara Neemdih, Ward No-7, New Ward No-9, Po+Ps- Chaibasa, West Singhbhum  
Date of Entry 08/12/2010  
400000  
DOE  
Stamp Value 16040  
Serial No. 0  
Total Area = 4.485 Decimals.  
Token Date/Time: 08/12/2010 12:48:58  
Total Pages 26  
Book 1  
CNO/PNO

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
CHAIBASA MUNICIPAL AREA	0	9	Ward No. 09	15	99(C)			OR_RES	4.49 Decimal	395120

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	Smt. Shanti Devi (Tiwary)	W/O- Late Brahmanand Tiwary	House Wife	Other		R/O- Bara Neemdih, Ward No-7, New Ward No-9, Po+Ps- Chaibasa, West Singhbhum
2	VENDEE	Sri Anuj Kumar Verma	Late Alakhdeo Prasad	Business	Other		R/O- Kumhar Toll, Bara Bazar, Po+Ps- Chaibasa, West Singhbhum
3	Identifier	Devanand Tiwary	Late Ram Rekha Tiwary	Business	Other		R/O-Neemdih, Ward No-9, Po+Ps- Chaibasa, West Singhbhum
4	Witness1	Devanand Tiwary	Late Ram Rekha Tiwary	Business	Other		R/O-Neemdih, Ward No-9, Po+Ps- Chaibasa, West Singhbhum
5	Witness2	Anadi Patra	Late Phani Bhushan Patra	L.I.C. Agent	Other		R/O-Bandhpara, Po+Ps- Chaibasa, West Singhbhum

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,000.00
4	SP	390.00
	Total	4,393.44

शान्ति देवी तिवारी  
8-12-2010

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

उपर्युक्त स्वीकार किया  
जिसकी श्री शान्ति देवी तिवारी

पहचान श्री देवानन्द तिवारी  
निवासी लक्ष्मीपुर

प्रस्तुतकर्ता का हस्ताक्षर  
डाटा इंद्रि आर्कि का हस्ताक्षर  
ने इस दस्तावेज के निष्पादन को मेरे समक्ष  
पिता लव राम रेखा तिवारी  
ने की।  
पेशा व्यापार  
निबंधन पदाधिकारी का हस्ताक्षर  
08/12/10

जिला असास निबंधक  
चाईबासा  
20/11/10

Anuj Kumar Verma

निबंधन विभाग, झारखंड  
चाईबासा

Token No.1 Token Date: 08/12/2010 12:45:58  
Serial/Deed No./Year :1731/1683/2010  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Smt. Shanti Devi (Tiwary)</b> Father/Husband Name:W/O- Late Brahmanand Tiwary (VENDOR) R/O- Bara Neemdih, Ward No-7, New Ward No-9, Po+Ps- Chaibasa, West Singhbhum		
2	<b>Sri Anuj Kumar Verma</b> Father/Husband Name:Late Alakhdeo Prasad (VENDEE) R/O- Kumhar Toli, Bara Bazar, Po+Ps- Chaibasa, West Singhbhum		
3	<b>Devanand Tiwary</b> Father/Husband Name:Late Ram Rekha Tiwary (Identifier) R/O-Neemdih, Ward No-9, Po+Ps- Chaibasa, West Singhbhum		
4	<b>Devanand Tiwary</b> Father/Husband Name:Late Ram Rekha Tiwary (Witness1) R/O-Neemdih, Ward No-9, Po+Ps- Chaibasa, West Singhbhum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	<b>Anadi Patra</b> Father/Husband Name:Late Phani Bhushan Patra (Witness2) R/O-Bandhpara , Po+Ps- Chaibasa, West Singhbhum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. ..... I  
Volume ..... 48  
Page ..... 111 To 136  
Deed No ..... 1731/1683  
Year ..... 2010  
Date ..... 08/12/2010 13:21:10

District Sub Registrar

Signature of Operator

अभिप्रेत  
सच्ची प्रतिलिपि

Dehka  
28/12/14

विभागाध्यक्ष  
निबंधन विभाग  
झारखण्ड, चाईबासा  
28/12/14

Anuj Kumar Verma