

1/1999 Sale of ... P.S. Chakulia r. 40000/- stamp 1600/- 1175 1000Rs.



460  
39

Handwritten signature and date

Handwritten signature and date

S A L E D E E D

VENDOR: SRI ARUN BANDYAPADHYAY, Son of Sri Ajit Kumar Banerjee, by Caste- Brahmin, by Occupation- Ex-Service, resident of 81/1, Santosh Ray Road, P.S. Thakurpukur, Kolkata-700008, at present residing at Chakulia, P.S.Chakulia, Pargana- Dhalbhum, District East Singhbhum.

Free Paid.

Handwritten calculations:  
400.00  
36.00  
2.50  
10.84  
39.44

PURCHASERS: 1. SRI GIRIDHARI MAHATO, Son of late Laxhi Kanta Mahato, by Caste- Kurmi, by Nationality- Indian, by Occupation- Service, resident of village- Taranga, P.S.Chakulia, Pargana-Dhalbhum, District East Singhbhum. 2. SMT. PUSHPA RANI MAHATO, w/o. Sri Giridhari Mahato, by Caste-Kurmi.

NATURE OF TRANSFER : S A L E D E E D.

CONSIDERATION MONEY : Rs. 40,000/- (Rupees Forty thousand) only.

Cont...2/



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SCHEDULE

(Description of the property hereby sold)

In the District East Singhbhum, Pargana-Dhalbhum, District Registry office at Jamshedpur, Sub-Registry office at Ghatsila, P.S.Chakulia, In Mouza- Khakrisole, Survey Thana no. 345, recorded under khata no. 143, Portion of plot no. 283, Area- 0.04 Acres ( Four Dec.) out of 58½ Dec. of Patit Land.

Measurement of the land in the North Side : 60'ft, in the South Side : 45'5", in the East Side : 34'ft, and in the West Side : 33'ft. Bounded by North : Santoshi Khutiva, South : Pushpa Rani Mahato, West : Plot no. 282, West : 10'ft Wide Common Rasta.

Annual Rent : 0.25 Paise Only.

The location of the land has been shown in the attached sketch map in Red colour which will form a part of this sale deed.

LANDLORD : The State of Jharkhand, through the C.O. Chakulia.

The aforesaid land is out of market area and more than 1 K.M. away from main Road. i.e, village area.

Cont.....3/





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KNOW ALL MEN BY THESE PRESENTS That, the vendor is sole, absolute, legal and rightful owner of the above schedule land morefully described in the schedule above, which is part and parcel of 58½ Dec. of land Situated in Mouza- Khakrisole, under khata no. 143, paying for annual Rent : Rs. 182 Paise for the said land, which he has got through a Gift Deed being no. 1588, dated : 09.07.1996 of Ghatsila Sub-Registry office and since then the Vendor is un-disturbed peaceful possession over the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever the property in question which he likes, thinks, fit and proper. No body else has got any right, title, interest and possession over the same.

That, on account of urgent need of money for his necessary expenditure and as for the vendor is living faroff from the situation of the property the vendor is unable to look after the property properly, the vendor proposed to sell

Cont....4/



*How B. and property by  
S. S. at*

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the above schedule land morefully described in the schedule above and the purchaser having offered the highest consideration money of Rs. 40,000/- (Rupees Forty thousand) only for the saidland, the price fixed. The vendor is hereby selling the above schedule land and executing this sale deed after receipt of the full, final and highest consideration money. The receipt of which is hereby acknowledged. The vendor has delivered the possession of the above schedule land to the purchaser who will possess and enjoy the same in raiyati right, title, interest and possession in all possible ways and he will be entitled to erect any house on the said land and will live there forever till the sun and moon rises in the sky. The purchaser will be also be able to get mutated the same in his own name and pay rent and obtained receipt for the same in his own name. From today all the right, title, interest and possession of the vendor will cease to exist and will vest in the purchaser.

Cont.....5/



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10/5/05  
J. K. Kulkarni  
J. K. Kulkarni

The above schedule land is free from all encumbrances.  
The vendor has not charged or transferred the above  
schedule land with any one else previously and if  
it is so found in future it will be null and void,  
and if for any defect of title or possession of the  
vendor, the purchaser suffers any loss then the vendor  
will compensate the same. The terms vendor and purchaser  
used in this deed will mean and include their heirs and  
successors etc. unless the same is repugnant to the context.

In Witness whereof the vendor do hereunto  
set his hand on this to-day at Ghatsila on \_\_\_\_\_  
th day of  
May, 2005.

Read over and explained the contents of this  
sale deed to the executent who admitted the same to be  
true and correct.

J. K. Kulkarni  
10-5-05

Cont...6/

J. N. Mahato  
10/5/05

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Witnesses :-

1. Asit Banerji  
10-05-05
2. Prafulla Kumar Banerji  
10/5/05

Typed by me :

J. N. Mahato  
10/5/05  
( J.N. Mahato ) Ghatsila Court.

Drafted by me :-

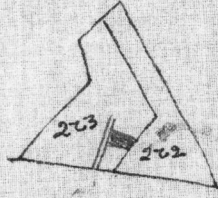
J. N. Mahato  
10.05.2005,  
Advocate.

Certified that the original and duplicate copy of this sale deed are true and exact copy of each other and this deed contains 923 words (Approx.)

J. N. Mahato  
10.5.05



मौजा का नाम - काकड़ी शोल  
 रेन्डर - धाना - घाटशिला  
 वर्तमान - धाना - चाकुलिचा  
 धाना - नम्बर - 382  
 जिला - पूर्वी सिन्धुभूम  
 पैमाना - 1/4" इन्च = 1 मील  
 सन - 1-1-1900 - 1-1-1901 ईस्वी



संकेत  
 बिक्री जमीन -   
 90' वस फीट कोमन रोड -

प्लॉट नं०	नाम एवं पिता का नाम ग्राम	प्लॉट नं०	कुल रकबा		बिक्री रकबा	
			रु०	डि०	रु०	डि०
183	अरुण वन्दे उपध्या पिता - अजित वन्दे उपध्या ग्राम - काकड़ी शोल	202	0	22 1/2	0	08

जमीन का चौहद्दी माप

उत्तर - 60' फीट  
 दक्षिण - 82.5  
 पुरब - 38  
 पच्छिम - 33

$$\frac{60 + 82.5}{2} = 71.25$$

$$\frac{38 + 33}{2} = 35.5$$

$$71.25 \times 35.5 = 2529.375$$

घामे = 08 चार डिसेमिल

जमीन की चौहद्दी

उत्तर - सतौरी खुडीचा  
 दक्षिण - पुसपो रानी महते  
 पुरब - वसंत खुराना प्लॉट नं० 202  
 पच्छिम - 90' वस फीट कोमन रोड

*Handwritten signature and date: 10.5.1901*

धनपत राम  
 सेना निवृत्त  
 अभिमन  
 चाकुलिचा  
 22/8/01

1155

Sakho. 000, Chakulia 337 1137 1000Rs.



Handwritten signature and date: 18/5/04

Handwritten signature and date: 18.5.2004

S A L E D E E D

VENDOR : SRI ARUN BANDYAPADHYAY, Son of Sri Ajit Kumar Banarjee, by Caste- Brahmin, by Occupation- Ex.Service, resident of 81/1, Santosh Roy Road, P.S. Thakurpukur, Kolkata 700008, at present residing at Chakulia, P.S. Chakulia, Pargana-Dhalbhum, District East Singhbhum.

PURCHASER : MINOR TAPAN KUMAR MAHATO, Son of Sri Giridhari Mahato, Minor is represented by his natural guardian mother Smt. Pushpa Rani Mahato, Wife of Sri Giridhari Mahato, by Caste-Kurmi, by Nationality-Indian, by Occupation-Household affairs, resident of Village- Taranga, P.S. Chakulia, Pargana-Dhalbhum, District EastSinghbhum.

NATURE OF TRANSFER : S A L E D E E D.

CONSIDERATION MONEY : Rs. 40,000/- (Rupees Forty thousand) only Cont.. 2/

Handwritten notes on the left margin: Fees Paid, 832, 18/5/04





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SCHEDULE

(Description of the property hereby sold)

In the District East Singhbhum, Pargana Dhalbhum, District Registry Office at Jamshedpur, Sub-Registry Office at Ghatsila, P.S. Chakulia, In Mouza - Khakrisole, Survey Thana No.345, recorded under Khata No. 143, Plot No. 283, Area - 0.04 Acres (Four Dec.) out of  $58\frac{3}{5}$  Decimals of Patit land. Measurement of the land in the North : 47'ft, in the South :  $30\frac{1}{2}$ 'ft, in the East : 45'ft, and in the West : 45'ft. Boundary of the land in the North : Nij, South Rasta, East : Plot No. 282, West : 10'ft Wide Common Rasta. Annual Rent : 0.25 Paise Only.

LANDLORD : The State of Jhar<sup>k</sup>hand, through the C.O. Chakulia.

KNOW ALL MEN BY THESE PRESENTS That, the Vendor is sole, absolute, legal owner of the above schedule land morefully described in the schedule above, which is part and parcel of  $58\frac{3}{5}$  Dec. of land situated in Mouza- Khakrisole, under

Cont....3/

*From Pradyumna*  
18.5.2004



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*Shri Ram Prasad Singh*  
18.5.2004

Khata No. 143, paying for annual rent : Rs. 1.82 Paise, which I have got through a Gift Deed being No. 1588, dated: 9.7.1996 of Ghatsila Sub-Registry Office and since then I am in undisturbed peaceful possession over the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever the property in question which he likes, thinks, fit and proper. No body else has got any right, title, interest and possession over the same.

That, on account of urgent need of money for his necessary expenditure and as far the Vendor is living far off from the situation of the property the Vendor is unable to look after the property properly, the Vendor proposed to sell the above schedule land more fully described in the schedule above and the purchaser having offered the highest consideration in money of Rs. 40,000/- (Rupees Forty thousand) only for the said land, the price fixed. The Vendor is hereby selling the above schedule land and executing this sale

Cont.....4/





*Shri Ram Appaiah*  
18.5.2004

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deed after receipt of the full, final and highest consideration money. The receipt of which is hereby acknowledged. The Vendor has delivered the possession of the above schedule land to the purchaser who will be entitled to possess and enjoy the same in raiyati right, title, interest and possession in all possible ways and he will be entitled to erect any house on the said land and will live there on forever till the sun and moon rises in the sky. The purchaser will be able to get mutated the same in his own name and pay rent and obtained receipt for the same in his own name. From today all the right, title, interest and possession of the Vendor will cease to exist and will Vest in the purchaser.

Cont....5/



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*Sumitranandan Pant*  
18.5.2004

The above schedule land is free from all encumbrances. The Vendor has not charged or transferred the above schedule land with any one else previously and if it is so found in future it will be null and void and if for any defect of title or possession of the Vendor, the purchaser suffers any loss then the Vendor will compensate the same. The terms Vendor and purchaser used in this deed will mean and include their heirs and successors etc. unless the same is repugnant to the context.

In Witness whereof the Vendor do hereunto set his hand on it to-day at Ghatsila on 18th day of May, 2004.

Cont...6/





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Read over and explained the contents of this sale Deed to the executent who admitted the same to be true and correct.

Witnesses:-

1. *Asit Banerji*  
18.5.2004
2. *Prabulla Kumar Barik*

Typed by me :

*J.N. Mahato* 18-5-04  
( J.N.Mahato) Ghatsila Court.

Drafted by me :-

*P. Mahato*  
18.05.2004.  
( P. Mahato)  
Advocate.

Certified that the Original and duplicate copy of this sale deed is true and exact copy of each other and this deed contains 910 Words. The above schedule land is out of ceiling Area.

*J.N. Mahato*  
18.5.2004

*J.N. Mahato*  
18.5.2004