



11

11/6/10



P. MAHATO
ADVOCATE
CHAKULIA

Tarak Nath Dutta
11-6-2010



Time-12:30 P.M. at Chakulia certified that the finger prints of the left hand of vendor whose photograph is affixed on the documents has been obtained by me. Mahato
Advocate
11-06-2010

14-21 क अर्थात् भारतीय स्टाम्प अधिनियम 1899
कम छोटानागपुर कडम कडम अधिनियम कडम 36
बुखुवी 1... 2...
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(कडम अधिनियम कडम)

11/6/10
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SALE DEED

VENDOR : SRI TARAK NATH DUTTA, S/O. Sri Sachinandan Dutta, by Caste- Gandhabanik, by Nationality - Indian, by Occupation - Cultivation, resident of village - Chakulia, P.O. & P.S. Chakulia, District East Singhbhum, Jharkhand.

PURCHASER : SRI HANDU RAM HEMBRAM, S/O. Sri Kanai Lal Hembram, by Caste- Santhal, by Nationality- Indian, by Occupation - Service, resident of village- Chandua, Tola-Balidiha, P.S. Chakulia, District East Singhbhum, Jharkhand.

Fee chargeable

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p.fee 1.88

11/6/10

Contd....2.



Navin K. Natta Datta
 11-6-2010

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NATURE OF TRANSFER : SALE DEED.

CONSIDERATION MONEY : Rs. 2,00,000/- (Rupees Two Lakhs) only.

SCHEDULE

(Description of the property hereby sold)

In the District East Singhbhum, Pargana- Dhalbhum, Dist. Sub-Registry office at Jamshedpur, Sub-Registry office at Ghatsila, In Mouza - Khakrisole, P.S. Chakulia, Survey Thana no. 345, In Halka no. IV, Ward No. 8, Recorded under Khata no. 70, Portion of Plot no. 20, Area -00.80 Decimals of Don-II land, which is bounded by North : Rasta, South : Plot no. 22, East : Plot no. 22, West : Plot no.20. Annual Rent : 0.10 Paise only.

A N D In Mouza same, under Khata no.71, Portion of Plot no. 22, Area -010.20 Decimals of Gaddah, which is



Janki Nath Singh
11-6-2010
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bounded by North : Plot no.20, South : Plot no. 531,
East : Plot no. 22, West : Plot no. 22.
Annual Rent : 0.50 Paise only.

GRAND TOTAL AREA- 0.11 Acres (Eleven Decimals) of land,
Measurement of the land on the North Side from East to
West : 34'6", on the South side from East to west : 34'6",
on the East Side from North to South : 138'ft. on the
West side from North to South : 140'ft. The Location
of the land has been shown in the sketch map in Red
boarder, attached herewith which will be form part
of this sale deed.

Grand Total annual Rent : 0.60 Paise only, payable to
the landlord, the State of Jharkhand, through the C.O.
at Chakulia.

The aforesaid land purchased for Homestead purpose,
situated at other Road.

Contd....4.



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WHEREAS, the vendor is the sole, absolute, legal and rightful owner of the above schedule land morefully described in the schedule above. The said Khata no. 70 & 71, has been recorded in the present survey settlement operation of 1964 in the name of vendor's father, namely Sachinandan Dutta. The Sachinanda Dutta's his four sons, namely 1. Tarak Nath Dutta (Vendor), 2. Paresh Dutta 3. Swapan Dutta and 4. Tapan Dutta. The vendor's namely Tarak Nath Dutta and his other brothers made an amicable partition among them, and the same has been mutated in the name of vendor alongwith other brothers, Vide Mutation Case no. 46/2004-05, which orderd on dated : 07.05.2004, by the Anchal Adhikary, Chakulia, and paying rent obtaining rent receipt for the same regularly and he is coming in separate peaceful possession and enjoyment of the same without any interruption from any body.



Jarak Nath Gupta
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AND WHEREAS, the vendor is being in urgent need of money for his domestic affairs and other legal expenses, the vendor proposed to sell his own share more fully described in the schedule above and the purchaser having offered the highest market price of Rs. 2,00,000/- (Rupees Two Lakhs) only for the said land, 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 of Rs. 2,00,000/- (Rupees Two Lakhs) only. The receipt of which is hereby acknowledged.

Contd....6.



Janak Nath Dulla
11-6-2010

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The vendor has delivered the peaceful physical 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 will have his name mutated and registered in the office of landlord and pay rent for the same in his own name and obtained rent receipt for the same.

From to-day all the right, title, interest and possession of the vendor will cease to exist and will vest in the purchaser.

Contd.....7.



Janak Nath Gupta
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The above schedule land is free from all kind of encumbrances. The vendor has not charged or transferred the above schedule land with any body else previously and if for any defect of title or possession of the vendor, if 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 11 th day of June, 2010.

Read over and explained the contents of this sale deed to the vendor, who admitted the same to be true and correct.
Witnesses:-

1. *Mohan Mohanta*

2. *Sonju for M. Mohanta*

Kanchan Mahanta, Jt
11/6/2010

Contd.....8.



Janak Hatti Dada
11-6-2010

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Typed by:-

J. N. Mahato
(J.N.Mahato) Ghatsila court.
11/06/2010

Drafted by:-

Mahato.
Advocate.
11.06.2010.



F. MAHATO
ADVOCATE
GHATSILA

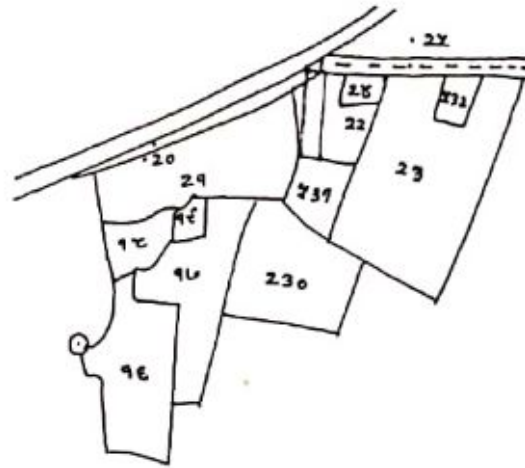
Handu Ram Hansrani.
11-6-2010.



Certified that the left hand five finger prints of the purchaser, whose photograph is affixed in the document have been obtained by me.

Mahato
Advocate.
11.06.2010.

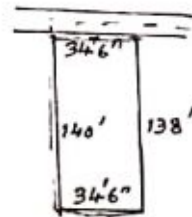
मोजा कांकड़ीमोल
 थाना घाटशिला
 थाना नं० ३४५
 पैमाना १ ई = १ मीटर
 नं० - १६६०-६१३०



खरीदा गया जमीन का विवरण :-

| खाना नं० | प्लॉट नं० | रकबा | टिप्पणी |
|----------|-----------|------------------------|---|
| 70 | 20/अं२ | 0.08 $\frac{8}{10}$ ए. | 30 प्लॉट नं० 20 50 प्लॉट नं० 22 ए० प्लॉट नं० 20 |
| 71 | 22/अं२ | 0.10 $\frac{2}{10}$ ए. | 30 प्लॉट नं० 20 50 प्लॉट नं० 531 50 प्लॉट नं० 22 50 प्लॉट नं० 22 |
| | | 0.11 ए० | |

खरीदा जमीन का विवरण



प्रमाणित किया जाता है कि
 साल सर्वे नम्बर 1960-61 के
 आदेश पर मेरे द्वारा देय
 किया गया।

अमीर
 चाकुलमा

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