

1427

Sat 20/12/17 Chakulia

57

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झारखण्ड JHARKHAND

03AA 090619

शुद्ध निरांक  
 अक्षय कुमार  
 जति...  
 गेटानामपुर कारा...  
 को धारा...  
 20/12/17



A Advocate  
 100/1/1/2017  
 Ghatsila

Nand Kishor Lodha  
 20/12/17



20-12-2017

20/12/17  
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23  
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63  
 482/597

20/12/17  
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**SALE - DEED**

This Deed of Sale is made on this the 19th day of December 2017 at Ghatsila, By :-

**SRI NAND KISHOR LODHA**, Son of Late Ghashiram Lodha, by faith Hindu, by Caste - Baishya, by Occupation - Business, by Nationality Indian, resident of Chakulia, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum, Jharkhand, hereinafter called the "VENDOR" (which

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25/12/17

terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART; The Vendor does not come under ST, SC and B.C.; PAN- AAQPLO376E.

**IN FAVOUR OF**

**SMT. BINITA LODHA**, Wife of Sri Alok Kumar Lodha, by faith - Hindu, by Caste - Agrahari Baishya, by Occupation - Household affairs, by Nationality - Indian, resident of Chakulia, Naya Bazar, P.S. Chakulia, Pargana - Dhalbhum, District East Singhbhum, Jharkhand, hereinafter called the "VENDEE" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors administrators, legal representatives and assigns) of the OTHER PART;

PAN - AJEPL5634N

**NATURE OF TRANSFER : SALE DEED**

**CONSIDERATION MONEY : Rs.20,59,000/- (Rupees Twenty lakh fifty nine thousand) only**

WHEREAS, the Vendor is sole, absolute, lawful and bonafide owner of 24.80 Decimals i.e. 0.24.80 Acres of land, recorded under Khata No.63, Plot No.482/597 of Mouza - Sugnibasa, Survey Thana No.344, in Halka No.VIII, P.S. Chakulia, morefully described in schedule below;

AND WHEREAS, the Vendor above named purchased the aforesaid land alongwith other landed properties from its previous lawful and bonafide owner namely Smt. Panna Devi Lodha, Wife of Late Ram Ratan Lodha and Ramesh Kumar Lodha, Son of Late Ram Ratan Lodha of Chakulia, P.S. Chakulia, District East Singhbhum, by means of a Registered Sale Deed dated 21.12.2001 being No.2846 Registered at Ghatsila Sub-Registry Office and he hold and possess the same as full owner thereof without any interruption from any body, having every right to transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever, he likes, thinks, fit and proper. Nobody else the Vendor has got any right, title, interest or possession over the same;

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AND WHEREAS, the Vendor has also mutated the same in his name in respect of the said property in the Office of the Anchal Adhikary, Chakulia Vide Mutation Case No.30 of 2001-2002 and paying rent etc. for the same regularly in his name by obtaining necessary rent receipt from the said Office and as such his name has been noted in Page No.63, Volume No.1 in the Register-II of the Anchal Office, Ghatsila.

AND WHEREAS, in the present survey settlement operation of 1964 the aforesaid land and other landed properties had been recorded in the name of Ram Ratan Lodha and accordingly survey Khatian was prepared in his name, which finally published in the year 1964;

AND WHEREAS, on account of urgent necessity of money for his domestic affairs and other legal expenses, the Vendor advertised to sell his aforesaid property fully described in schedule below and the Vendee is being the highest bidder intends to purchase the same for a consideration money of Rs.20,59,000/- (Rupees Twenty lakh fifty nine thousand) only the price fixed and the Vendor is also agreed to sell his aforesaid property to the Vendee for the land consideration money of Rs.20,59,000/- (Rupees Twenty lakh fifty nine thousand) only on the following terms and conditions:-

1. That, in pursuance to the said agreement and in consideration money of Rs.20,59,000/- (Rupees Twenty lakh fifty nine thousand) only paid by the Vendee to the Vendor, the receipt of which the Vendor does hereby acknowledge, he conveys his aforesaid property fully described in schedule below by this Deed to the Vendee. The Vendee including her heirs and to hold and possess the same as full owner thereof in her own right as she likes, thinks, fit and proper and also will be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, till the Sun and Moon endure in the World fully described in schedule below. The Vendor including his heirs and successors ceased to have any right, title, interest or possession over the schedule below property and same vested upon the Vendee including her heirs and successors.



Handwritten note: Nand Kishore Lodha  
20/12/17

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2. That, the Vendors have given vacant possession in the aforesaid property in question hereby sold, fully described in schedule below to the Vendee and the Vendor or his heirs and successors will not be able to raise any claim in the said property hereby sold fully described in schedule below in future for any reason whatsoever.

3. That, henceforth the Vendee will pay the annual rent as mentioned in schedule below for the aforesaid property hereby sold to the Landlord State of Jharkhand and she will also be entitled to mutata her name in respect of the said property hereby sold, fully described in schedule below before the Sherista of the said landlord State of Jharkhand and if any consent is required for the same from the side of the Vendor, in that event the Vendors will be bound to give the same, otherwise it will be done according to law.

4. That, the Vendors have not sold, gifted, mortgaged, transferred or encumbered the aforesaid property hereby sold, fully described in schedule below to any body else previously. Neither he have been entered into any agreement for the same with any body else previously, except the present Vendee of this Deed. If it is so found in future, it will be null and void. The property is free from all kinds of encumbrances. Be it noted that if due to defect of title or for any action of the Vendor the Vendee is to be deprived from the aforesaid property in that event the Vendors will be bound to compensate the Vendee for all her loss and damages.

In Witness whereof the Vendor is executing this Sale Deed today at Ghatsila on this the day, month and year as mentioned above.

Nand Kishore Lodhe  
20/12/17

SCHEDULE

( Description of the Property hereby sold )

In the District of East Singhbhum, Pargana - Dhalbhum, District Sub-Registry Office, Jamshedpur, Sub-Registry Office, Ghatsila, P.S. Chakulia, in Mouza - **Sugnibasa**, Survey Thana No. **344**, in Halka No. **VIII**, Khata No. **63**, finally published in the year 1964, Southern Portion of Plot No. **482 / 597**, measuring an Area - **24.80** Decimals ( Twenty four point eight zero Decimals) of Gora-I land out of 0.40 Acres.

The location and measurement of the land clearly shown in the Sketch Map annexed herewith in Red Colour, which will form part of this Deed. Bounded on the North : Vendor's Niz, South : Gopal Sureka, East : Goshala, West : Main Road.

Annual Rent : 1.20 Paise payable before the landlord State of Jharkhand through the C.O. Chakulia. The aforesaid property will be use for Homestead purpose.

Read over and explained the contents of this Deed to the executant, who admitted it to be correct.

Typed by me :-

(S. C. Nayak) Ghatsila

Kishore Kr. Bhakat  
20/12/17

Witnesses :-

1. Alek kr. Sahu

s/o Late Raj Kumar Das  
Chakulia  
20/12/17

2. Ram Narayan Das

s/o Late Bijay Das  
Chakulia  
20/12/17

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20/12/17

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"PURCHASER"



Advocate  
S.D.O. & Civil Court  
Ghatsila

Binitta lodha

Binitta lodha

20/12/17



Hand Vishnu loalhe  
20/12/17

Certified that the finger prints of the left hand and photograph affixed in this Deed of the Vendee have been obtained before me and drafted by me.

MEMO OF PAYMENT :

Vide Cheque No.000003 dt.05.12.2017  
Bank of Baroda, Chakulia Branch Rs. 5,00,000/-  
Vide Cheque No.000004 dt.16.12.2017  
Bank of Baroda, Chakulia Branch Rs.15,59,000/-

*[Signature]*  
Advocate  
20/12/17

Total - Rs.20,59,000/-

मौजा का नाम - सुजनी कासा (अउर मोट का नक्सा)

मौजा का नाम - सुजनी कासा (अउर मोट का नक्सा)

रजमन - थाना - धाराशिला

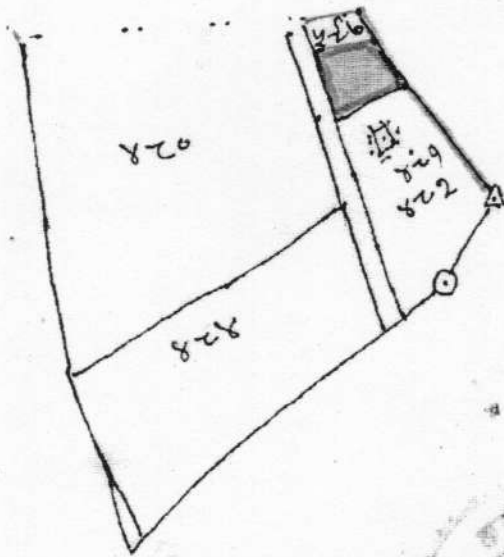
वर्तमान - थाना - पाकुलिया

थाना - नम्बर - 388

जिला - पूर्वी सिंहभूम

पैमाना - १ इंच = १ मील

सन - १९६० - ६१ ई.पू.



संकेत  
पक्की सड़क  
मौजा का सीमा  
तीन सीमा  
बिचकी जमीन

चीन्ह

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भाल रंग



खता नम्बर	खेत का नाम एवं पिशा का नाम जगति तथा निवास	मोट नम्बर	विक्री जमीन का क्षेत्रफल ए० ई०	क्रियम जमीन	चौ दफा	चौ दफा माप
६३	जन्द किबोर केधा पिशा - श्य० धासी राम केधा जगति - वेणु अनुवाल निवास - पाकुलिया	४२२ ४९६	० २४.८	क्रियम जमीन	उ० - विक्रमजीव द० - श्रीजोपाल सुरेश्वर पु० - गोशालाजी जमीन तथा मौजा का सीमा पु० - पक्की सड़क एवं विक्री जमीन	उ० - ११० एकड़ सौ बराबर द - १५० एकड़ सौ पाकीस मारा पु० - ५३ बीघर पकी पु० - ११५ एकड़ सौ चौदह पकी चौ दफा माप के अउर विक्री दलियण, पच्छिम क्षेत्र में उ० से द. २४ मीटर - पु.प. ३६ मीटर द० से द. २४ मीटर - पु.प. ३६ मीटर २४.४ चौकी स दस मालव आठ आठ बीघर मील कयमाद

० = २४.८

चौकी स दस मालव आठ बीघर मील

२४.४ चौकी स दस मालव आठ आठ बीघर मील कयमाद

उपरोक्त खता मोटकी जमीन विक्रीत एवं केवा के सन १९६०-६१ ई.पू. नक्सा से मापी कर भद रेख नक्सा पर, खता मोट, क्षेत्रफल, चौदफा

Patna, Bihar, India



