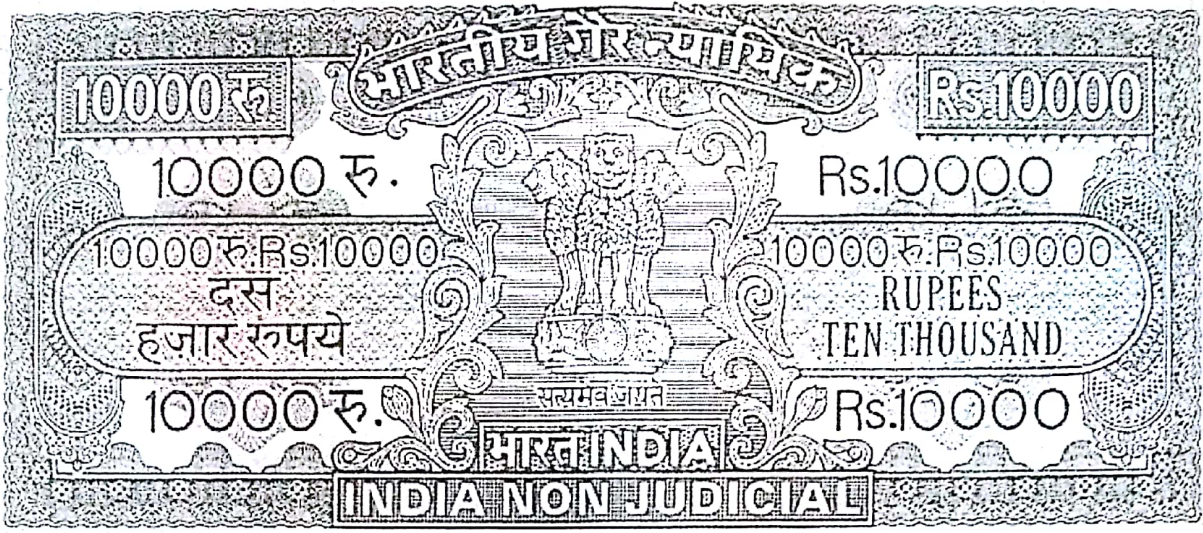


400/RS.3,50,000/- of standard variant Residential 9 side of Sri G. Jamtara

65



ST 1400/-

03AA 807311

Attested  
D. Santosh  
Bhaiya

नियम २० के अन्तर्गत राष्ट्रिय  
भाषायीय रूप से प्रमाणित  
(१००० रुपये) १००००  
के अन्तर्गत (क)  
के अन्तर्गत  
के अन्तर्गत (या स्टाम्प  
के अन्तर्गत या स्टाम्प शुल्क  
अवैध नहीं।)

Fee paid

AW 1050 = 100

1050 = 100

Santosh Kumar Bhaiya

22/02/12

22/2/12  
22/2/12

22/2/12

**DEED OF SALE**

Value of the property sold Rs. 3,50,000/-  
(Rupees three lacs fifty thousand) only.

THIS DEED OF SALE is made on this the 22<sup>nd</sup> day of February 2012.

**BETWEEN**

**SRI SANTOSH KUMAR BHAIYA**, Son of Sri Akshay Kumar Bhaiya, by faith Hindu, by occupation business, resident of Pattajoria, Police Station Jamtara, Sub-Division and Sub-Registration office Jamtara, District Jamtara, hereinafter called the VENDOR (which expression unless repugnant or contrary to the context shall include his heirs, executors, administrators, successors, representatives and assigns) of the ONE PART,

1000Rs.



*Smt. Priyanka Kumari P.S. Narayanpur*

AND

SMT. PRIYANKA KUMARI, Wife of SriSanjit Kumar Dan, by faith Hindu, by occupation House wife, resident of Vill Bistapur, P.S Narayanpur, Sub-Division & Sub-Registration Office Jamtara, District Jamtara, hereinafter called the PURCHASER (which expression shall include her heirs, executors, administrators, successors, representatives and assigns) of the OTHER PART.

WHEREAS Plot No. 1037 having a total area of 2 acres 19 Decimals of land of mouja Jamtara formerly belonged to Sheikh Sirajuddin and other of Jamtara and WHEREAS the said Sheikh Sirajuddin and others filed an application in the Court of the Sub-Divisional Officer, Jamtara under Section 53 of the Santhal Parganas Tenancy Supplementary (Provisions) Act 1949 for sanction

1000Rs.



*Bondish Kumar Bhargava*

of acquisition proceeding in respect of the said plot No. 1037 of mouja Jamtara and which was registered as L.A. Case No. 62/1963-64 in the said Court and WHEREAS the learned Sub-Divisional Officer, Jamtara by his order dated 10-12-1963 passed in the said case in favour of Bishwanath Shaw and Madhab Shaw and WHEREAS the said Bishwanath Shaw and Madhab Shaw obtained delivery of possession of the acquired basauri land of the said Plot No. 1037 of mouja Jamtara through the process of the Court on 17-02-1963 and WHEREAS the said delivery of possession was confirmed by the Court on in the said L.A. Case No. 62/1963-64 and WHEREAS the said Bishwanath Shaw and Madhab Shaw were seised and possessed of the said acquired Plot No. 1037 of mouja Jamtara having a total area of 2 acres 19 decimals of land as the joint owners thereof with transferable basauri right therein and WHEREAS while in such possession the said

1000Rs.



*Banlesh Kumar Sharma*

Bishwanath Shaw and Madhab Shaw sold the said 2 acres 19 decimal of land of Plot No. 1037 of mouja Jamtara to Sri Udit Narayan Prasad, son of late Sheo Narayan Prasad by a registered Deed of sale dated 18-01-1964 bearing Deed of Sale No. 129 of the year 1964 and WHEREAS the said land of Plot No. 1037 of mouja Jamtara was fully described in the schedule of the said Deed No. 129 of 1964 and was shown as Plot No. 1037 in red colour in the map annexed with the said Deed of Sale and WHEREAS in pursuance to the said purchase the said Udit Narayan Prasad entered into possession of the said Plot No. 1037 of mouja Jamtara and continued to possess the same as the absolute owner thereof with transferable basauri right therein and WHEREAS while in such possession the said Udit Narayan Prasad by a registered Deed of Sale duly registered in Jamtara Sub-Registration Office in Book No. 1, Volume No. 3, Pages 420 to 428, Being No. 215 of the year 1989 sold the said Plot No. 1037 of mouja Jamtara having an

1000Rs.



*Subodh Kumar Sarkar*

area of 2 acres 19 decimals to Sri Kamal Kishore Narnolia, Son of Sri Gajanand Narnolia of Jamtara for the consideration mentioned therein and WHEREAS in pursuance to the said purchase the said Sri Kamal Kishore Narnolia entered into possession of the said 2 acres 19 decimals of land of the said Plot No. 1037 of mouja Jamtara and continued to possess the same as the absolute owner thereof with transferable basauri-right therein and WHEREAS while in such possession the said Sri Kamal Kishore Narnolia by a registered Deed of Sale dated 28-02-2006 duly registered at Jamtara Sub-Registration Office and incorporated in Book No. 1, Volume No. 4/06, Pages 285 to 312, Being No. 109 of 2006 sold an area of 1 acre 69 decimals (i.e 1.69 acres) of land out of his said 2 acres 19 decimals of land of the said Plot No. 1037 of mouja Jamtara to Dr. Subodh Kumar Sarkar and WHEREAS in pursuance of the said purchase Dr. Subodh Kumar Sarkar became

Santosh Kumar Bhaiya

II

the absolute owner of all that said land marked as 1037/A of mouja Jamtara with transferable right therein and WHEREAS in course of time the said Dr. Subodh Kumar Sarkar sold some portion of said plot No. 1037/A, marked as subplot No. 1037/A/4/B of mouja Jamtara, measuring about 12 decimals of land to Sri Santosh Kumar Bhaiya the VENDOR herein through a registered deed of Sale, registered in the Sub-Registration office Jamtara which is incorporated in Book No. I, Volume No. 3, Pages 271 to 298, Deed No. 66/59 of the year 2011 and WHEREAS in pursuance of the said purchase Sri Santosh Kumar Bhaiya became the absolute owner of all that said land marked as 1037/A/4/B of mouja Jamtara with transferable right therein the VENDOR herein and WHEREAS the VENDOR being in need of money for his business is desirous of selling the some portion of the said Plot No. 1037/A/4/B of mouja Jamtara, measuring about 06 decimals of land, marked as subplot No. 1037/A/4/B/1 of mouja Jamtara and WHEREAS the PURCHASER intends to purchase the said portion of land out of the said Plot No. 1037/A/4/B measuring about 06(Six) decimals, which has more fully been described in the schedule below and marked as subplot No. 1037/A/4/B/1 of mouja Jamtara, shown in red colour in the map annexed herewith hereinafter called the said land and WHEREAS the VENDOR has agreed with the PURCHASER for the sale of the said land described in the schedule below to the PURCHASER for a consideration of Rs. 3,50,000/- (Rupees three lacs fifty thousand) only:

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. That in pursuance to the aforesaid agreement and in consideration of Rs. 3,50,000/- (Rupees three lacs fifty thousands only paid by the PURCHASER to the VENDOR today, the receipt whereof the VENDOR hereby acknowledges, the VENDOR hereby conveys, sells, transfers and

*Sanjay Kumar Pharye*

- assigns to the PURCHASER absolutely and for ever all the said land described in the schedule below and shown as Sub-Plot No. 1037/A/4/B/1 in red colour in the map annexed herewith out of survey Plot No. 1037 of mouja Jamtara and all his right, title, interest, claim and demand what-ever therein and in every part thereof.
2. That the VENDOR hereby covenants with the PURCHASER that the said land shall be quietly entered into and upon and be held and enjoyed by the PURCHASER without any interruption or disturbance by the VENDOR or any person claiming through or under him and without any lawful disturbance by any other person who-so-ever,
  3. That the property hereby sold is free from all encumbrances,
  4. That the VENDOR has good title and right to convey unto the PURCHASER in the property hereby conveyed;
  5. That the interest hereby transferred subsists and the VENDOR has power to transfer the same;
  6. That the PURCHASER shall get her name mutated in respect of the said and described in the schedule below in the Register of the State of Jharkhand maintained for the purpose;
  7. That the PURCHASER henceforth will be bound to pay the rent for the said land described in the schedule below to the State of Jharkhand at the rate already fixed or that may be fixed in future;
  8. That the VENDOR will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the PURCHASER as may reasonably be required by the PURCHASER according to the true intent and meaning of these presents;

Geordy's Kumar Shastri

9. That the VENDOR will always keep the PURCHASER harmless and indemnified against all losses, damages, costs and expenses which the PURCHASER may sustain or incur by reason of any lawful claim being made by any body who-so-ever to the said property or in respect of any arrears of rent due there from;
10. That the VENDOR will return to the PURCHASER the consideration money in case any hindrance by put in the right or in the possession of the PURCHASER in the property hereby conveyed due to the defect of title of the VENDOR in the same.
11. That the land hereby sold is Basauri, Salable and Vacant;
12. That the land hereby sold is residential and on the side road.

IN WITNESS WHEREOF the VENDOR has signed this Deed on this the 22<sup>nd</sup> Day of February 2012.

**SCHEDULE**

In the District of Jamtara, Sub-Division & Sub-Registration Office Jamtara, Police Station & Sardari Circle Jamtara, within Jamtara Nagar Panchayat, Ward No. 11, in mouja Jamtara No. 3, appertaining to A.K.J. No. 297/ka/2, out of Survey Settlement Plot No. 1037 (one thousand thirty seven), all that portion of land shown as Sub-Plot No. 1037/A/4/B/1 in red colour in the map annexed herewith, measuring about 06 (zero six decimals), bounded as follows:-

- |              |                              |
|--------------|------------------------------|
| By the North | Plot No. 1037/A/4/B/2,       |
| By the South | Plot No. 1037/A/4/A,         |
| By the East  | 12 feet wide common passage. |





Pouyanka Kumari

WITNESSES

1. मनोहर शंकराम  
पिता - श्री कौशिक शंकर  
रस्तो प्लॉट नॉर्दर्न रोड  
जामता

2. देवशंकर शंकर  
पिता - श्री कौशिक शंकर  
रस्तो प्लॉट नॉर्दर्न रोड  
जामता

Devshankar Shukla  
Signature of the VENDORS

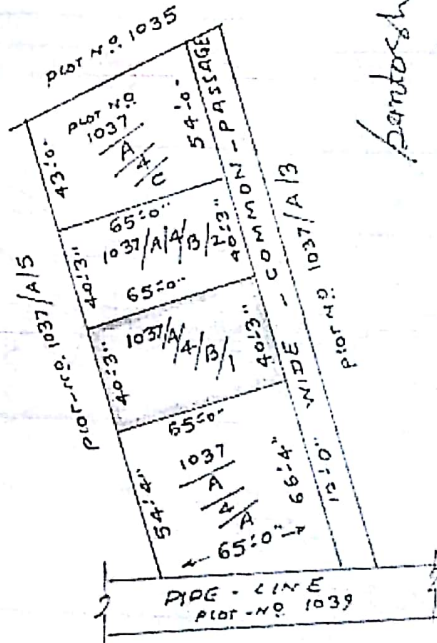
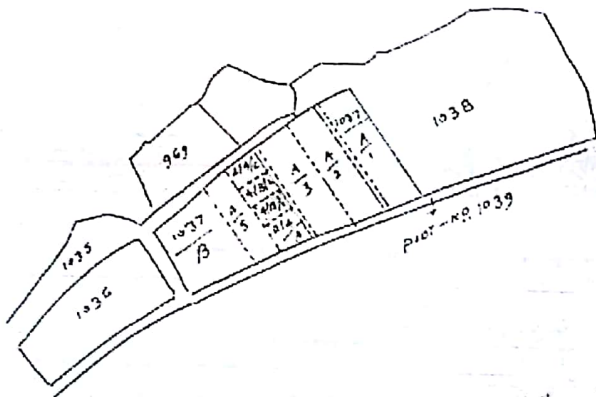
Certificate

Contents of this Deed has been drafted by the instructions of the executants, which has been read over and explained to the executants, finding everything true and correct, they have signed in my presence further certified that the finger impressions of the persons, whose photographs have affixed herewith has been taken in my presence

Debashishu Shukla  
22/2/17  
Advocate Jamtara



MOUZA: JAMTARA-NR. 3,  
CIRCLE: JAMTARA,  
SUB-DIVISION: JAMTARA,  
DISTRICT: JAMTARA  
SCALE 16" = 1-MILE



*Sanjiv Kumar Maurya*

BOUNDARY

NORTH:- PLOT NO. 1037/A/A/B/2  
 SOUTH:- PLOT NO. 1037/A/A/A  
 EAST:- 12.0" WIDE COMMON-PASSAGE  
 WEST:- PLOT NO. 1037/A/5

SURVEY SETTLEMENT PLOT NO. IN RED-COLOUR	AREA:-		REMARKS:
	ACRE	DECIMAL	
1037 A 4 B/1	—	06	SMT. PRIYANKA KUMARI, W/O SRI SANJIT KR. DAN.

*Traced by*  
*[Signature]*  
 12/12/2019

**निबंधन विभाग, झारखंड**  
**जामतारा**  
जांच पर्चा-सह घोषणा पत्र (नियम 114)

Token No. 4

Token Date/Time: 22/02/2012 14:22:11

Document Type	Sale Deed	Presenter	Santosh Kumar Bhaiya
Presenter Name & Address	Vill Pattajoria, Ps +Dist Jamtara	Date of Entry	22/02/2012
Stampable Doc Value	350000	DOE	Total Pages 24
Document Value	350000	Stamp Value 14000	Book 1
Special Type		Serial No. 0	CNO/PNO
Remarks / Other Details	Plot No. 1037/A/4/B/1		

## Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMTARA	3	11	JAMTARA	297/Ka/2				OR. RES	6 Decimal	344046

## 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/IF 60	Address
1	VENDOR	Santosh Kumar Bhaiya	Akshay Kumar Bhaiya	Business	Other		Vill Pattajoria, Ps +Dist Jamtara
2	VENDEE	Pnyanka Kumari	Sanjit Kumar Dan	H.W	Other		Vill Bistopur, Ps Narayanpur, Dist Jamtara
3	Identifier	Manohar Pd. Ray	Kongres Ray	Cultivation	Other		S.P. Kothi Road, Ps+Dist Jamtara
4	Witness1	Manohar Pd. Ray	Kongres Ray	Cultivation	Other		S.P. Kothi Road, Ps+Dist Jamtara
5	Witness2	Rabindar Nath Singh	Late Narayan Singh	Cultivation	Other		Vill Dhakhnidih, Ps Narayanpur, Dist Jamtara

## Fee Details:

SN	Description	Amount
1	A1	10,500.00
2	SP	360.00
Total		10,860.00

परचुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

Santosh Kumar Bhaiya  
पुस्तकता का हस्ताक्षर

डाटा इंद्रि अंश में हस्ताक्षर

परचुक्त Santosh Kumar Bhaiya ने इस दस्तावेज के निष्पादन को और समझ  
वीकार किया

गन्तव्य

स्थान Manohar Pd. Ray पिता Kongres Ray  
पता S.P. Kothi Rd + Dist Jamtara पेशा Cultivator ने की।








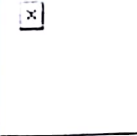

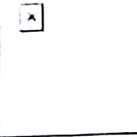
निबंधन पदाधिकारी का हस्ताक्षर

निबंधन विभाग, झारखंड  
जामतारा

Token No.: Token Date: 22/02/2012 14:22:11

Serial Deed No./Year :65/59/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Santosh Kumar Bhaiya Father/Husband Name:Akshay Kumar Bhaiya (VENDOR) Vill Pattajoria, Ps +Dist Jamtara		
2	Priyanka Kumari Father/Husband Name:Sanjit Kumar Dan (VENDEE) Vill Bistopur, Ps Narayanpur, Dist Jamtara		
3	Manohar Pd. Ray Father/Husband Name:Kongres Ray (Identifier) S.P. Kothi Road, Ps+Dist Jamtara		
4	Manohar Pd. Ray Father/Husband Name:Kongres Ray (Witness1) S.P. Kothi Road, Ps+Dist Jamtara		
5	Rabindar Nath Singh Father/Husband Name:Late Narayan Singh (Witness2) Vill Dhakhmidih, Ps Narayanpur, Dist Jamtara		

Book No.

1

Volume

3

Page

25

To

48

Deed No

65/59

Year

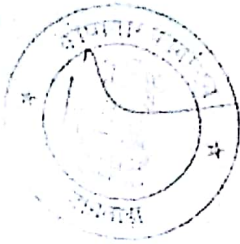
2012

Date

22/02/2012 14:51:56

District Sub-Registrar

Signature of Operator



81 FEB 2012

000308/1112

Smt. Priyanka Kumari  
w/o Sri Sanjit Kumar Das

Vill - Bistapur

P.C. - Narayanpur

Dist - Jamtara

Ch. No. 270/1112

Details.

10000 x 1 = 10,000.00

1000 x 4 = 4000.00

14,000.00



Hemant Kumar Bhaugya

22/02/12

*[Faded handwritten text in Hindi, possibly a receipt or ledger entry, including the date 22/2/12.]*

विद्यमान पदाधिकारी का हस्ताक्षर

22/2/12

