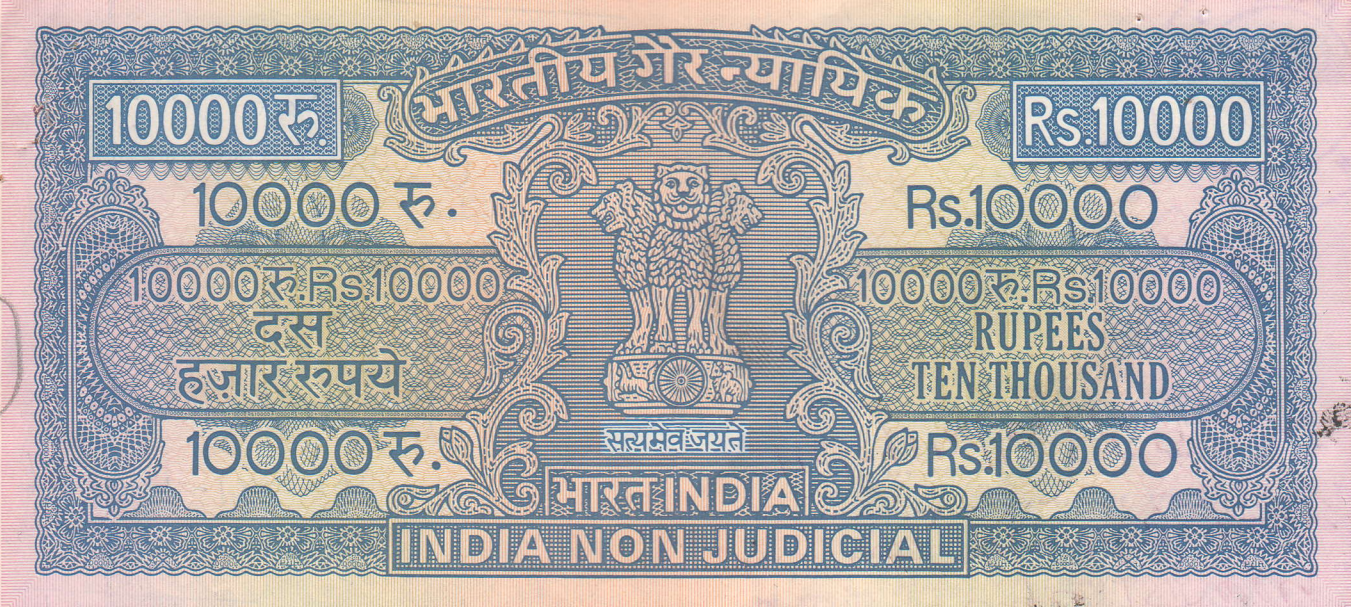


543

Deed of Sale Rs 3,00,000/- P.S Jamtara Area 06 Dec 500

1/31-10



ST. Ps 12000/-

03AA 806905

महाराष्ट्र के न्यायिक प्राधिकरण  
महाराष्ट्र राज्य न्यायिक प्राधिकरण  
(दस्तावेज विभाग) पुणे  
दस्तावेज संख्या 1/31-10-08  
श्री. ... के तबदीब  
समाप्त दस्तावेज सहित (या स्टांप  
दुक में विद्यमान या स्टांप दुक  
में किया गया है।)

31-10-2008

31-10

31-10-2008



Shyam  
31-10-08

31-10-08



Shyam Sundar Dokania  
31-10-08

Free Paid

A.W 3000 = 50  
3000 = 50

S.P.

DEED OF SALE

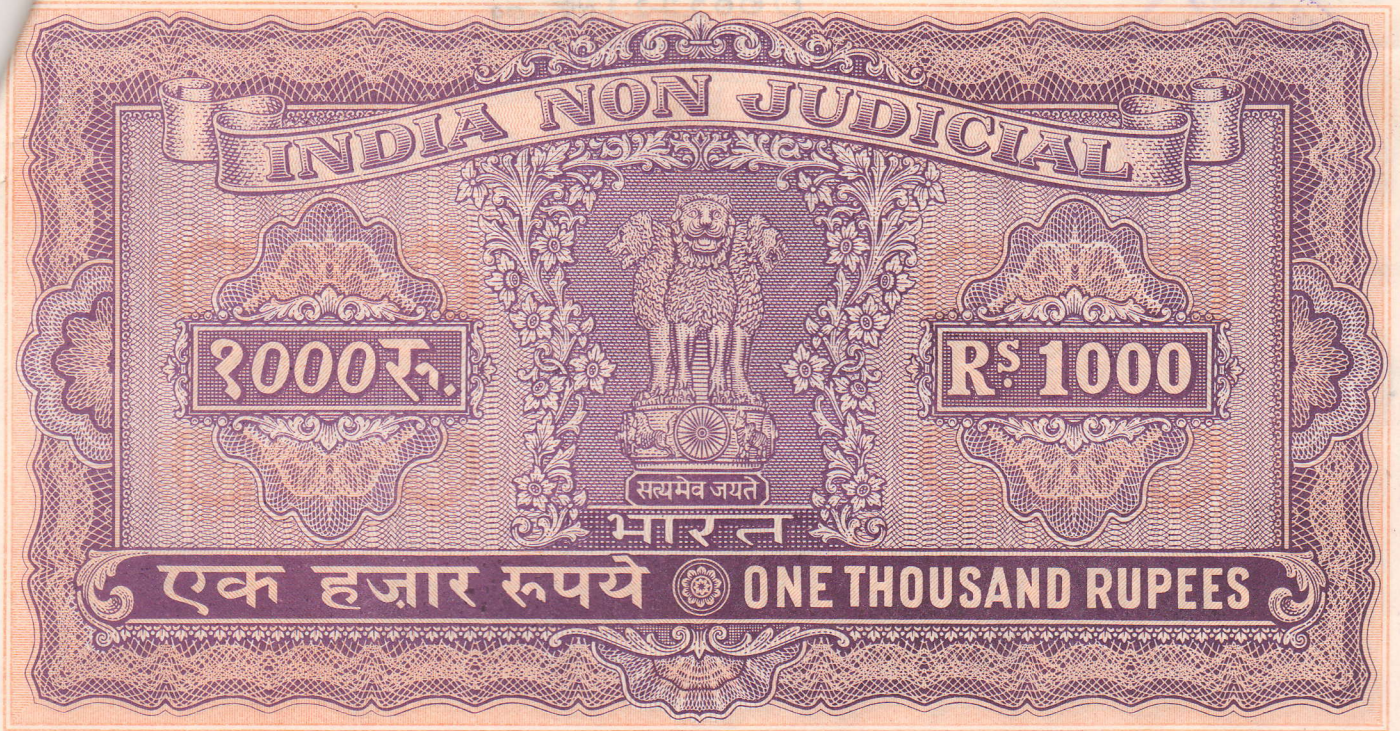
Value of the property sold = Rs.3,00,000/-  
(Rupees three lakhs) only;

THIS DEED OF SALE is made on this the thirty first day of  
October, Two thousand eight;

BETWEEN

SRI SHYAM SUNDAR DOKANIA, Son of late Niranjanlal Dokania,  
by faith Hindu, by occupation business, resident of Jamtara,





Sri Ram Sunder Jatia  
21-10-08

- 2 -

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;

A N D

SRI RAM KISHAN JATIA, Son of late Babulal Marwari, by faith Hindu, by occupation business, resident of Jamtara Bazar, Sardari Circle and Police Station Jamtara, Sub-Division Jamtara, District Sub-Registration Office Jamtara, District Jamtara, hereinafter called the PURCHASER, (which expression unless repugnant or contrary to the context shall include his heirs,





Sagarmal Dokania  
31-10-68

- 3 -

and assigns) of the OTHER PART;

WHEREAS Plot No. 751 of mouza Dhandra measuring 12 decimals originally belonged to Kedar Nath Sarkar and others and WHEREAS the said Plot No. 751 of mouza Dhandra was acquired for basauri purpose in L.A. Case No. 1 of 1960-61 of the Court of the Sub-Divisional Officer of Jamtara in favour of one Sagarmal Dokania, brother of the VENDOR herein and WHEREAS the said Plot No. 751 of mouza Dhandra was actually acquired in favour of Sagarmal Dokania as a member of joint Hindu family consisting of the said Sagarmal Dokania, his father and brothers including the VENDOR herein and WHEREAS after the said acquisition the said Sagarmal Dokania along with all other members of joint



Sagarm Sunder Dokania  
31-10-08

- 4 -

mouza Dhandra as joint owners thereof with transferable basauri right therein and WHEREAS in Rent Fixation Case No.18 of 1972-73 of the Court of the Circle Officer, Jamtara rent for the said Plot No.751 of mouza dhandra was fixed in the name of Sagarmal Dokania and WHEREAS Sagarmal Dokania while in such ~~joint possessi-~~ on died leaving his widow and children as his heirs & successors having his father predeceased him and WHEREAS the VENDOR along with his brother Rajendra Prasad Dokania filed a Suit being Title Partition Suit No.30 of 2007 against his brothers and all other co-sharers in the Court of the Sub-Ordinate Judge, Jamtara for partition of all their joint property including the said Plot No. 751 of mouza Dhandra and WHEREAS the said suit was ultimately compromised between the parties thereof and WHEREAS in the said compromise the parties amicably partitioned all their joint property and the portion of Plot No.751 of mouza Dhandra measuring more or less 06 decimals fully described in the schedule below and hereinafter called the said property along with other lands were allotted exclusively to the VENDOR herein and WHEREAS the VENDOR after the said partition started possessing the said



Shyam Sunder Dhan Singh  
31-10-08

- 5 -

said property exclusively as absolute owner thereof by getting his name mutated in Mutation Case No. 68 of 2007-08 of the Court of the Circle Officer, Jamtara and WHEREAS the VENDOR is seised and possessed of the said property as the absolute owner thereof with transferable basauri right therein and WHEREAS the VENDOR being in need of money for his business is desirous of selling the said property and WHEREAS the PURCHASER intends to purchase the same and WHEREAS the VENDOR has agreed with the PURCHASER for the sale of the said property described in the schedule below to the PURCHASER for a consideration of Rs.3,00,000/- (Rupees three lakhs) only;

NOW THIS DEED WITNESSETH AS FOLLOWS: -

1. That in pursuance to the aforesaid agreement and in consideration of Rs.3,00,000/- (Rupees three lakhs) only paid by the PURCHASER to the VENDOR today, the receipt whereof the VENDOR hereby acknowledges, the VENDOR hereby conveys, sells, transfers and assigns to the PURCHASER absolutely and for ever all the said property described in the schedule below and shown in red colour in the map annexed herewith as Plot No.751/B but



Sygun Sundar Dolcanigh  
21-10-08

- 6 -

out of Survey Plot No.751 of mouza Dhandra and all his right, title, interest, claim and demand what-so-ever therein and in every part thereof;

2.That the VENDOR hereby covenants with the PURCHASER that the said property 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 his name mutated in respect of the said land described in the schedule below in the Register of the State of Jharkhand maintained for the purpose;

7.That the VENDOR henceforth will be bound to pay the



Shyam Sundar Dhaninaya  
21-10-08

- 7 -

pay the rent for the said land 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;

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 therefrom;

10. That the VENDOR will return to the PURCHASER the consideration money in case any hindrance be 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;



Sugm Sundar Dokania  
31-10-08

Sugm Sundar Dokania  
31-10-08

11. That the land hereby sold is Basauri, salable, vacant land only encircled by boundary wall, <sup>(kaccha)</sup> (no structure thereon);

12. That the land hereby sold is residential and situated on the side of the main road;

IN WITNESS WHEREOF the VENDOR has signed this Deed on this the 31st day of October, 2008.

S c h e d u l e

In the District of Jamtara, Sub-Division and District Sub-Registration Office Jamtara, Police Station and Sardari Circle Jamtara, in mouza Dhandra No.6, appertaining to Basauri Khatian No.15/A, Ward No.13 of Notified Area Committee, Jamtara, out of Survey Settlement Plot No.751, (seven hundred fifty one), all that portion of land shown as Plot No.751/B in red colour in the map annexed herewith, measuring 06(six) decimals, together with compound wall, bounded on the North by Dumka-Jamtara Road, on the South by Plot No.754, on the East by Plot No.750 and on the West by remaining portion of Plot No.751 allotted to Sri Rajendra Prasad Dokania.

Sugm Sundar Dokania  
31-10-08

Value of the land -- -- Rs. 2,75,000/-  
Kaccha Value of the compound wall -- -- Rs. 25,000/-

Received Rs. 3,00,000/- (Rupees threelakhs) Total : Rs. 3,00,000/- through Cheque No. 389883 of SBI Jamtara main branch.  
Witnesses:-

Sugm Sundar Dokania  
31-10-08





Witnesses: - Sonab Shyam Sundar Dekaria

1. Chand Kumar Dekaria  
New Town  
Jamtara



Rajendra Jaha

31-10-08

PAN No. - AC BPT 5276V

PURCHASER

2.

Prem Kumar Jaha  
s/o Sri Ram Kishan Jaha  
Jamtara Bazar  
Jamtara

Shyam Sundar Dekaria

31-10-08

Signature. VENDOR

Certificate.

The contents of this Deed have been drafted by me as per the instruction of the executant and the contents of this deed have fully been read over and explained to the executant who has admitted the same wholly correct and has put his signature on this deed in my presence. Certified that the finger prints of the left hands of the persons whose photographs have been affixed herewith have been taken in my presence.

31.10.08

Advocate,  
Jamtara.

Typed by.

R. Banerjee  
Jamtara.

There is correction at page 8 which has been attested by the vendor

31.10.08



Map value Rs 50/-  
 Sd. R. Kumar.  
 Judge in charge.  
 Jamtara 27.7.07

Attested by  
 S. Sarat  
 Adv.  
 5.7.07



Sri Rajendra Prasad Dokania

MOUZA :- DHANDRA-NO. 6  
S.C. :- JAMTARA  
SUB-DIVISION :- JAMTARA  
DISTRICT :- JAMTARA  
SCALE :- 16" = 1 MILE

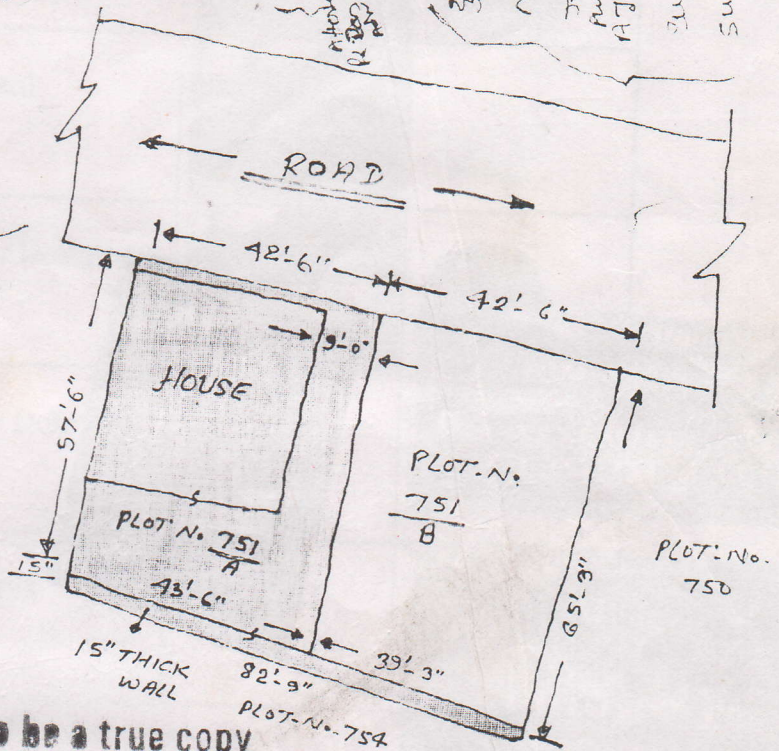
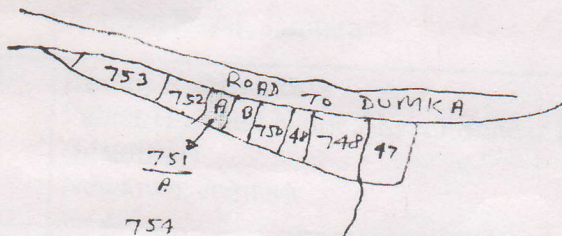
Pratap Masi Dokania  
 Adv.  
 Sri Shyam Sunder Dokania

Attested by  
 Sri Shyam Sunder Dokania

Narash Kumar Pokania

Attested by  
 Anam Devi Mishra  
 Adv.  
 Ajit Kumar Losalka

Baluchang Debi  
 SUSHIL KUMAR LOSALKA



सुशिल कुमार लोसालका  
 अधिवक्ता  
 श्री श्याम सुंदर दोकानिया  
 अधिवक्ता  
 श्री राजेंद्र प्रसाद दोकानिया  
 अधिवक्ता  
 श्री श्याम सुंदर दोकानिया  
 अधिवक्ता  
 श्री अनम देवी मिश्रा  
 अधिवक्ता  
 श्री अजित कुमार लोसालका  
 अधिवक्ता  
 श्री बालुचंग देबी  
 अधिवक्ता

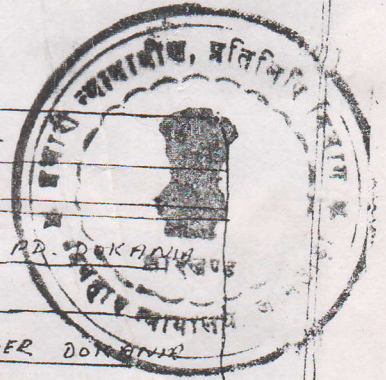
Certified to be a true copy

S. Malam  
 4.9.07

Head Clerk H.C.

Authorised u/r 76, Act-I of 1872

SURVEY - SETTLEMENT PLOT-N.O. IN COLOUR	AREA :-			REMARKS :-
	ACRE	DECIMAL	KATHA	
751/A	-	06 (APPROX)	-	SRI RAJENDRA PR. DOKANIA
<del>751/B</del> 751/B	-	06 (APPROX)	-	SRI SHYAM SUNDER DOKANIA



Attested by  
 Adv. V.O.S  
 Adv. B.P. Singh  
 Adv. S.P. Singh  
 Sd. B.P. Singh  
 Sub Judge I.S.T.  
 20.8.07

Made par of the  
 decree.  
 Sd. B.P. Singh.  
 Sub Judge I.S.T.  
 Gautorei.  
 19.7.07.

TRACED BY  
 Anam Mishra  
 24/3/2007





निबंधन विभाग, झारखंड  
जामतारा

Token No.1 Token Date: 31/10/2008 14:09:31

Serial/Deed No./Year :543/500/2008

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Shyam Sundar Dokania</b> Father/Husband Name:Late Niranjan Lal Doknaia (VENDOR) Jamtara,Dist-Jamtara		
2	<b>Ram Kishan Jatia</b> Father/Husband Name:Babulal Marwai (VENDEE) Jamtara Bazar, Jamtara		
3	<b>Manoj Kr. Dokania</b> Father/Husband Name:Shyam Sundar Dokania (Identifier) Newtown, Jamtara		
4	<b>Manoj Kr. Dokania</b> Father/Husband Name:Shyam Sundar Dokania (Witness1) Newtown, Jamtara		
5	<b>Prem Kumar Jatia</b> Father/Husband Name:Ram Kishan Jatia (Witness2) Jamtara Bazar, Jamtara		

Book No. I  
Volume 18  
Page 451 To 474  
Deed No 543/500  
Year 2008  
Date 31/10/2008 14:50:24

District Sub Registrar

Signature of Operator





निबंधन विभाग, झारखंड  
जामतारा

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 1

Token Date/Time: 31/10/2008 14:09:31

Document Type	Sale Deed	Presenter	Shyam Sundar Dokania		
Presenter Name & Address	Jamtara, Dist-Jamtara				
Date of Entry	31/10/2008	DOE	Total Pages	24	
Document Value	300000	Stamp Value	Book	1	
Special Type		Serial No.	0	CNO/PNO	
Remarks / Other Details	Anchal -Jamtara Moza-Dhandra-6				

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMTARA	0	0	DHANDHRA	15/A	751/B				6 Decimal

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	Shyam Sundar Dokania	Late Niranjana Lal Doknaia	Business	Other		Jamtara, Dist-Jamtara
2	VENDEE	Ram Kishan Jatia	Babulal Marwai	Business	Other		Jamtara Bazar, Jamtara
3	Identifier	Manoj Kr. Dokania	Shyam Sundar Dokania	Business	Other		Newtown, Jamtara
4	Witness1	Manoj Kr. Dokania	Shyam Sundar Dokania	Business	Other		Newtown, Jamtara
5	Witness2	Prem Kumar Jatia	Ram Kishan Jatia	Business	Other		Jamtara Bazar, Jamtara

Fee Details:

SN	Description	Amount
1	A1	3,000.00
2	SP	360.00
Total		3,360.00

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त .....ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान.....पिता.....पेशा.....ने की।

निवासी.....

निबंधन पदाधिकारी का हस्ताक्षर