

435 So Le 15,48,200/- Area 26 dec land ps. Mihijam Jamtara

401



2
30/9/09



Ranjan
30-09-09



30-09-09

D3AA 806826



Shomnath Dhar
30.09.09



Debasis Dhar
30.09.09



DEED OF SALE

Value of the land and properties sold:- Rs 15,48,200/- (Rupees Fifteen Lakh Forty eight Thousand Two Hundred only)

This Deed of Sale is made on this the 30th (Thirtieth) day of September, 2009 (Two Thousand Nine) BETWEEN

1. Shomnath Dhar, PAN No. ADNPD8469Q,
2. Debasis Dhar, both S/o Late Swadesh Ranjan Dhar,

Both by faith Hindu, R/o Sarbato Bhadra, High School Road, Mihijam, PS Mihijam, Subdivision, Sub registration Office & Dist Jamtara,

मूल्य 15 के बराबर मात्र
भारतीय गैर न्यायिक
(1) के बराबर मात्र) 15,48,200
की संख्या 1 का 1 (क)
9 के बराबर
15,48,200 के बराबर
296 के बराबर 30-09-09
संश्लेषित नहीं।)

Fee paid
15,48,200/-
15,48,200/-



03AA 806825

Shemantk Dhar
30.09.09.
Debaris Dhar
30.09.09.

hereinafter called the Vendors, the expression unless repugnant or contrary to the context shall include their heirs, successors, administrators, executors, legal representatives and the assign on the one part;

AND

1. Smt Bina Devi, W/o Sri Dinesh Kumar, PAN No. AQUPD8809J, Aged 34 years, by faith Hindu, by caste Kahar, R/o Kumipara, Mihijam, PS Mihijam, Dist Jamtara,
2. Smt Babita Sharma, W/o Sri Bikash Kumar, by faith Hindu, R/o Chhatadangal, Mihijam, PS Mihijam, Dist Jamtara,



03AA 806824

Shewnath Dhar
30.09.09
Debarin Dhar
30.09.09

3. Miss Pinkee Kumari, D/o Sri Ravindra Nath Pathak, by faith Hindu, R/o village Neazipur, PS Simri, Dist Buxar in the State of Bihar,

hereinafter called the Purchasers, the expression unless repugnant or contrary to the context shall include their heirs, successors, administrators, executors, legal representatives and the assign on the other part.

Whereas the land and properties bearing Plot no 1413/A of mouja Mihijam originally belonged to Hem Prabha Ghosh, W/o Late Ranendra Nath Ghosh of Mihijam, PS, Sub Division and Sub registry Office



03AA 806823

Shomnath Dhar
30.09.09.

Debasis Dhar
30.09.09.

Jamtara. And whereas the said Hem Prabha Ghosh while in peaceful possession of the property, sold the same to Smt Anima Dhar, W/o Sri Swadesh Ranjan Dhar of Srirampur, PS, Sub division & Sub registry Office Srirampur, Dist Hoogly, WB by a registered Sale Deed no 2751, dated 14/10/1963 in the Jamtara Sub Registry Office and she came in peaceful possession thereof.

And whereas on the death of Anima Dhar, the land & properties fully described in the Schedule and shown in red colour in the attached Trace Map is succeeded by his two sons, viz, Shomnath Dhar & Debasis Dhar and two daughters, Anamika Roy & Jayashree Dey. And whereas



03AA 806822

Shomnath Dhar
30.09.09

Debasis Dhar
30.09.09

Jayashree Dey by a Deed of Family Settlement, dated 10th May, 1998 relinquished her share and interest over the said land in favour of her two brothers, Shomnath Dhar and Debasis Dhar and her sister, Anamika Roy and they continued and possess the land and properties.

And whereas Anamika Roy also by a Deed of Family Settlement, dated 24th September, 2008 relinquished her share and interest over the said land and properties in favour of her brothers, Shomnath Dhar and Debasis Dhar, the Vendors herein and they continued and possess the lands and properties.

And whereas the Vendors have let out the portions of the building on rent and the tenant defaulted in payment of rent and for that, the



03AA 806821

Shivnath Dhar
30.09.09

Devari Dhar
30.09.09

Vendors have instituted a suit for eviction, which was registered as Title Eviction Suit no 1 of 2006 of the court of Subjudge I, Jamtara and after hearing the parties and taking evidence, the Learned Subjudge I, Jamtara passed decree of Eviction dated 15/04/09 / 11/05/09, against which, an appeal by the Tenant was preferred in the Court of Learned District Judge, Jamtara, which was registered as Title Appeal no 01 of 2009, which is also dismissed and decree was passed in favour of the Vendors upholding their title to the property in question.

And whereas the Vendors are desirous to sale the said Plot no 1413/A of mouja Mihijam having an area of 26 decimals of land and



Shomwati Dhar

30.09.09

Debari Dhar

30.09.09.

structures thereon and the Purchaser approached the Vendors to purchase the land and properties of the Schedule on highest market price of Rs 15,48,200/- (Rupees Fifteen Lakh Forty eight Thousand Two Hundred only) [Rupees Thirteen Lakh being the price of land and Rs 2,48,200/- (Rupees Two Lac Forty Eight thousand two Hundred only) being the price of the Structures thereon as per the Valuation Report of Sri Ashok Kumar Singh, dated 11/09/2009] and the Vendors agreed to sell the said land and properties marked as 1413/A fully described in the Schedule and shown in Trace Map in Red colour to the Purchasers, in consideration of Rs 15,48,200/- (Rupees Fifteen Lakh Forty eight Thousand Two Hundred only).



Shamnati Dhar
30.09.09

Debarin Dhar
30.09.09

And whereas among the Purchasers, the share of Smt Bina Devi in the lands and properties of the Schedule is 50%, whereas Babita Sharma and Pinkee Kumari have share of 25% each in the lands and properties of the Schedule.

Now this Deed of Sale witnesses as follows:-

- (1) That in pursuance of the aforesaid consideration of Rs 15,48,200/- (Rupees Fifteen Lakh Forty eight Thousand Two Hundred only) paid by the Purchasers to the Vendors today, the receipt whereof, the Vendors hereby acknowledge, hereby convey the sale, transfer and assign to the Purchasers absolutely and forever all



झारखण्ड JHARKHAND

Shonali Dhar
30.09.09

Debari Dhar
30.09.09

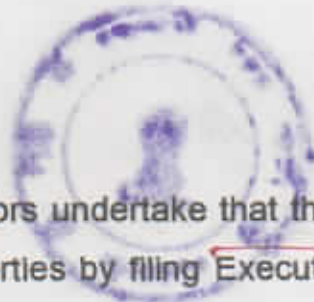
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the land and properties described in the Schedule below and shown in Red Colour in the Map annexed herewith as Plot no 1413/A of mouja Mihijam having an area of 26 decimals and all his right, title, interest, claim and demand whatsoever therein and every part thereof.

- (2) That the Vendors hereby covenant with the Purchasers that the said property shall be quietly entered into and upon be held and enjoyed by the Purchasers without any interruption or disturbance by the Vendors or any person claiming through or under his and without any lawful disturbance by any person whosoever.



झारखण्ड JHARKHAND



Shounali Dhar
30.09.09

Debari Dhar
30.09.09

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- (3) That the Vendors undertake that they shall get the tenant evicted from the properties by filing Execution case as per the Decree of Eviction passed by the Court and shall put the Purchasers in actual physical possession thereof. The cost of execution shall be borne by the Purchasers.
- (4) That the property hereby sold is free from all encumbrances.
- (5) That the Vendors have good title and right to convey unto the Purchasers in the property hereby conveyed and sold.
- (6) That the interest hereby transferred, subsists and the Vendors have power to transfer the same.



झारखण्ड JHARKHAND

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Shomali Dhar
20.09.09
Bebari Dhar.
30.09.09.



- (7) That the Purchasers shall get their name mutated in respect of the property described in the Schedule below in the Register of the State of Jharkhand maintained for the purpose.
- (8) That the Purchasers will be bound to pay rent for the land described in the Schedule below to the State of Jharkhand at the rate fixed from time to time.
- (9) That the Vendors at the cost of the Purchasers, shall execute and do any such assurance of thing necessary for further or more perfectly assuring the property to the Purchasers as may



झारखण्ड JHARKHAND



Shomali Dhar
30.09.09

Deban Dhar
30.09.09

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reasonably be required by the Purchasers according to the true intent and meaning of these presents.

- (10) That the Vendors will always keep the Purchasers harmless and indemnify against all losses, damages, costs and expenses, which the Purchasers may sustain or incur by reason of any claim being made by any body whatsoever to the property or in respect of any arrears of rent due there from.
- (11) That the Vendors will return to the Purchasers the consideration money in case of any hindrance be put in the right or in the possession of the Purchasers in the property hereby conveyed due to defect of title of the Vendors in the same.

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

Shomwale Dhar
30.09.09

Basari Dhar
30.09.09

01AA 165941



(12) That the land & properties hereby sold is Basauri, transferable and salable Land

(13) That the land & properties hereby sold is for residential purpose and away the main road.

SCHEDULE

ALL THAT PIECE and parcel of land in the District of Jamtara, PS Mihijam, Subdivision and Sub-registration Office Jamtara, mouja Mihijam no 15, within Mihijam NAC, Ward No 4 at High School Road, Mihijam bearing Plot no 1413/A having an area of 26 (Twenty six) decimals of land shown as 1413/A in red colour with old structures, i.e., a house built by local bricks masonry and Tali roof finished at 835 Sq Feet approx (Eight Hundred Thirty Five)

Shomwale Dhar
30.09.09

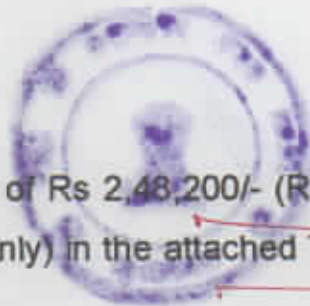


झारखण्ड JHARKHAND

Shomwale Dhan
30.09.09

Debraj Dhan
30.09.09

01AA 165940



having fair market value of Rs 2,48,200/- (Rupees Two Lac Forty Eight thousand two Hundred only) in the attached Trace map and bounded as follows:-

North – Plot No 849

South – Road

East – Plot No 1413/B

West – Plot No 1410, 1411, 1412 & 1413/Part

In witness whereof, the Vendors and the Purchasers have executed this Deed of Sale with their free consent without any pressure or coercion or any misrepresentation of facts and sign this Deed of Sale in presence of the witnesses on this the 30th day of September, 2009.

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

झारखण्ड



वीणा देवी
30-9-09

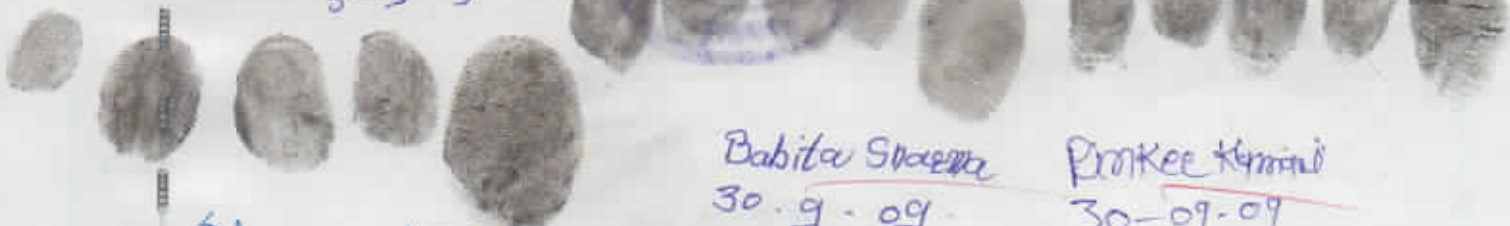


Babita Swarna
30-9-09



Prathee Kinnari
30-09-09

1939



Shounali Dhar
30.09.09
Signature of Vendors

Signature of Purchasers

Signature of witnesses:-

1. Uma Shanker Ram S/o Late Kapil Deo Ram, Kurupara, Mihijam
2. Dist- Jamtara.
Sanjay Singh, S/O. Lt Sudama Singh At. Krishna Dager
Post. P. S - Mihijam Dist - Jamtara

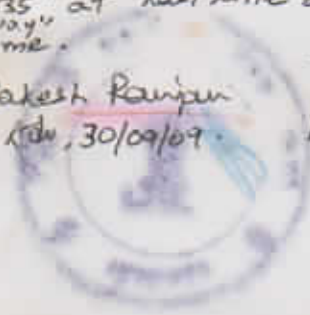
CERTIFICATE

This Deed of Sale is drafted by me as per statement of the Vendors and the Purchasers named above and explained the contents and terms of the Deed of Sale to them, which they accept true and signed in my presence and the witnesses, who also signed in my presence. Also certify that the finger prints of the left hand of the persons, whose photographs are affixed herewith, have been obtained by me. This Deed is drafted by me on this the 30th day of September,

2009. After word "835" at last line of page 13, "Eight Hundred Thirtyfive" and at line after word "and" "away" is inserted in ink by me.

Rakesh Ranjan
Adv, 30/09/09.

Rakesh Ranjan
Adv, 30-09-09.
Advocate, Jamtara



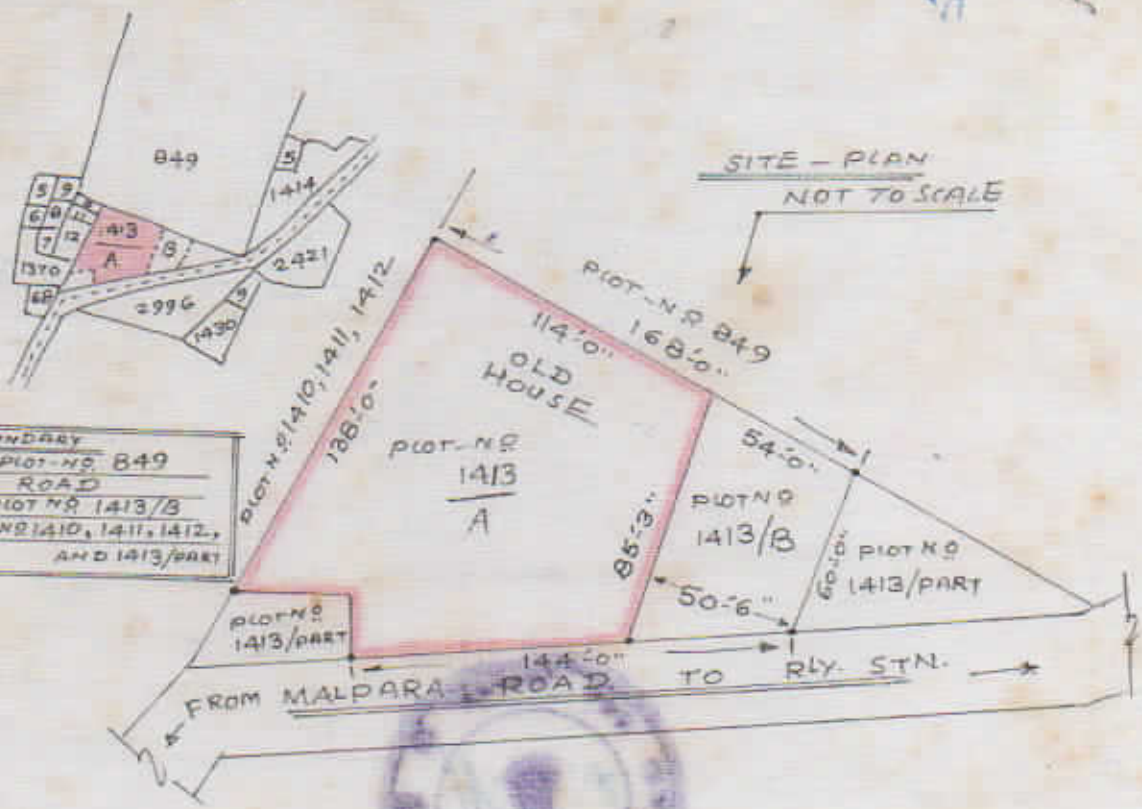
Shomwathi Dhar
30.09.09

Debarin Dhar
30.09.09

Shomwathi Dhar
30.09.09

MOUZA - MIHIJAM - NR 15,
CIRCLE :- MIHIJAM,
SUB-DIVISION:- JAMTARA
DISTRICT:- JAMTARA
SCALE 16" = 1 MILE

Shomali Dhan
 30.09.09
 Kshari Thari
 30.09.09



BOUNDARY
 NORTH:- PLOT NO. 849
 SOUTH:- ROAD
 EAST:- PLOT NR 1413/B
 WEST:- PLOT NR 1410, 1411, 1412,
 AND 1413/PART

SITE - PLAN
 NOT TO SCALE

SURVEY SETTLEMENT PLOT NR IN RED-COLOUR	AREA:-			REMARKS:- (OLD HOUSE AND COMP. WALL)
	ACRE	DECIMAL	KATHA	
1413 A	-	26 (TWENTY-SIX DECIMALS)	-	① SMT. BINA DEVI, W/O SRI DINESH KUMAR ② SMT. BABITA SHARMA W/O SRI BIKASH KUMAR ③ PINKEE KUMARI D/O SRI RAVINDRA NATH PATHAK.

Traced by
 H. Dhan
 15/9/2009



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

Token No: 2

Token Date/Time: 30/09/2009 14:50:07

Document Type	Sale Deed	Presenter	Shomnath Dhar		
Presenter Name & Address	Sarbatto Bhadra High School Road, Mihijam, P.S.- Mihijam, Dist-Jamtara		Date of Entry	30/09/2009	
Stampable Doc. Value	1548200	DOE	Total Pages	40	
Document Value	1548200	Stamp Value	61930	Book	1
Special Type		Serial No.	0	CNO/PNO	
Remarks / Other Details	Old House With Tali Roof Having An Area Of 835 Sq.Ft.				

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMTARA	15	4	MIHIJAM		1413/A			M_Road	26 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	Shomnath Dhar	Late Swadesh Ranjan Dhar	Service	Other	Adnpd8469g	sarbatto bhadra high school road, mihijam, p.s.-mihijam, dist-jamtara
2	VENDOR	Debasis Dhar	Late Swadesh Ranjan Dhar	Business	Other		Sarbatto Bhadra High School Road, Mihijam, P.S.-Mihijam, Dist-Jamtara
3	VENDEE	Bina Devi	Dinesh Kumar	House Hold	Other	Aqupd8809j	Kurmipara, Mihijam, P.S.-Mihijam, Dist-Jamtara
4	VENDEE	Babita Sharma	Bikash Kumar	House Hold	Other		chhatadangal, mihijam, p.s.-mihijam, dist-jamtara
5	VENDEE	Pinkee Kumari	Ravindranath Pathak	House Hold	Other		Vill-Neazipur, P.S.-Semri, Dist-Buxar
6	Identifier	Uma Shankar Ram	Late Kapildeo Ram	Business	Other		Kurmipara, Mihijam, P.S.-Mihijam, Dist-Jamtara
7	Witness1	Uma Shankar Ram	Late Kapildeo Ram	Business	Other		Kurmipara, Mihijam, P.S.-Mihijam, Dist-Jamtara
8	Witness2	Sanjay Singh	Late Sudama Singh	Business	Other		Krishna Nagar, P.S.-Mihijam, Dist-Jamtara

Fee Details:

SN	Description	Amount
1	A1	15,482.00
2	SP	600.00
Total		16,082.00

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

उपर्युक्त स्वीकार किया जिसकी पहचान नियासी

शोमनाथ धार { पिता - स्व. स्वदेश रंजन धार

देवश्रीधर धार

उमाशंकर राय

कुर्मिपारा, मिहिजाम,

बामा - मिहिजाम, पेशा - जामतारा 1

Shomnath Dhar

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि { उपर्युक्त का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

पिता - स्व. स्वदेश रंजन धार

पेशा - जामतारा

निबंधन पदाधिकारी का हस्ताक्षर

निबंधन विभाग, झारखंड
जामतारा


Token No.2 Token Date: 30/09/2009 14:50:07

Serial/Deed No./Year :435/401/2009

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Uma Shankar Ram Father/Husband Name:Late Kapildeo Ram (Witness1) Kurmipara, Mihijam, P.S.-Mihijam, Dist-Jamtara	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Sanjay Singh Father/Husband Name:Late Sudama Singh (Witness2) Krishna Nagar, P.S.-Mihijam, Dist-Jamtara	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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Deed No 435/401
Year 2009
Date 30/09/2009 15:34:36


District Sub Registrar


Signature of Operator



निबंधन विभाग, झारखंड
जामतारा

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SN	Party Details	Photo	Thumb
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2	Debasis Dhar Father/Husband Name:Late Swadesh Ranjan Dhar (VENDOR) Sarabato Bhadra High School Road, Mihijam, P.S.- Mihijam, Dist-Jamtara		
3	Bina Devi Father/Husband Name:Dinesh Kumar (VENDEE) Kurmipara, Mihijam, P.S.-Mihijam, Dist-Jamtara		
4	Babita Sharma Father/Husband Name:Bikash Kumar (VENDEE) chhatadangal, mihijam, p.s.-mihijam, dist-jamtara		
5	Pinkee Kumari Father/Husband Name:Ravindranath Pathak (VENDEE) Vill-Neazipur, P.S.-Semri, Dist-Buxar		
6	Uma Shankar Ram Father/Husband Name:Late Kapildeo Ram (Identifier) Kurmipara, Mihijam, P.S.-Mihijam, Dist-Jamtara		

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जामतारा

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4	Babita Sharma Father/Husband Name:Bikash Kumar (VENDEE) chhatadangal, mihijam, p.s.-mihijam, dist-jamtara		
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