

भारतीय गैर न्यायिक

दस  
रुपये

रु. 10

TEN  
RUPEES

Rs. 10

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

05AA 698258

Sl. No. 264  
2-3-17

AGREEMENT FOR SALE OF LAND

This Agreement for sale of land is made on the

2nd day of March 2017, at Seraikella by and between:-

Mrs. Ratni Devi daughter of Late Rohinu Mahato and wife of Sri Mohan Mahato by faith Hindu by occupation house wife is residing at village-Pandra, Po.&Ps. Seraikella, Dist. Seraikella-Kharsawan, state- Jharkhand, herein after called the first party members of the one part:-

A N D

Smt. Basanti Mahato wife of Dharmendra Mahato by faith Hindu, by occupation Teacher, residing at village-Rengogora, Po. Burudih, Ps. Kharsawan, Dist. Seraikella-Kharsawan, state- Jharkhand, hereinafter called the second party members/ purchasers of the other part:-



Number of Pages Attached 1  
J. Mahato  
2-3-17  
Smt. Mohan Mahato  
NOTARY PUBLIC  
Seraikella-Kharsawan

Handwritten signatures and notes: 'Smt. Basanti', 'Seraikella', 'Identified by me and my wife', 'Advocate', '10/3/17'.

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₹.10



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RUPEES

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- 2 -

Handwritten signature/initials in Hindi.

Handwritten signature and a circular stamp containing the number 05AAR90259 and the text 'Identified by me and signed in my presence'.

WHERE AS the above named first parties are sold absolutely and lawful owner of the schedule below property and she is in peaceful possession over the same, without any interruption for any body.

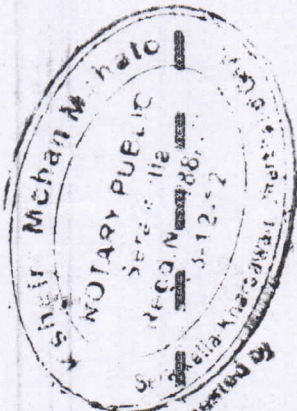
WHERE AS due to some urgent need of money the above named 1st party members declare to sale the schedule below property on a total consideration money of Rs.8,40,000/- (Rupees Eight lakh and forty thousand only) and the above named second party members agreed to purchase the same on the said consideration money on the following terms and consideration

How this Deed of agreement for sale of land

witness etc as follows:-

That the first party is the absolute owner of the schedule below property and she is in peaceful possession over the same.

cont. 3



Handwritten signature and date '2-3-12' along with another notary stamp for Anshu Monan Mahato, Notary Public, Jharkhand.



2886

- 3

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2886

Second Party

Notary Public  
Kerala  
02.03.2017

2. That the second party members are the purchasers.
3. That the total consideration money for the sale and purchase of the schedule below property mutually been fixed of Rs.8,40,000/-(Rupees Eight Lakhs and Forty thousand only) as full and final.
4. That out of the total consideration money the above named second party members paid a sum of Rs.3,40,000/-(Rupees Three Lakh Forty thousand only) Dated 02/03/2017 as advance which the first party members admit and acknowledge.
5. That the second party members jointly undertake, she will pay the remaining balance money of Rs.5,00,000/-(Rupees Five Lakh only) to the first party member at the time of execute the Registered final sale deed in favour of the 2nd party members positively.
6. That the first party member further undertake that they name good and perfect title over the shedule below property and they undertake the before this agreement. She has not sold or charge this shedule below property to any body and any way and the property here by sold is free from the all encunbrances, liens and charges.
7. That this agreement binding upon both the parties according to their heir and successor.



Handwritten signature and date 02.03.17, along with a smaller notary stamp for K. Sri R. Mohan Mahato, Notary Public, Seraikeella-Kinrasawadi, Malappuram.

cont.4.



- 4 -

SCHEDULE

On the schedule land measuring an area Three Katha (7.5  
decimile) under Khata No.145, ward No.08, Thana No.301,  
portion of plot No.14, Mouza- Seraikella.

- North siri - Self Seller.
- South - Dashrath Mahato.
- East - Proposed way
- West - Plot No. 425.

(Breadh- 41.6 ft. & Length 78/79 ft.)

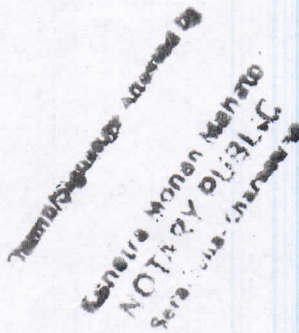
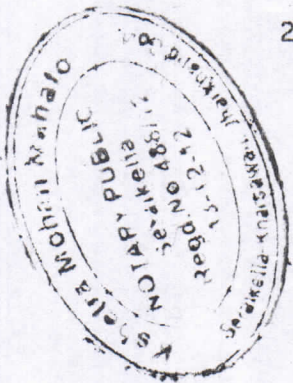
That both the parties put their respective signature on this  
agreement today on this day of 2nd march 2017 at Seraikella  
in presence of two witness.

WITNESS

1. *Rajen Mahato*
- 2.

1.5mt. *ରଞ୍ଜନ ମହାତୋ*  
Signature of the 1st party  
Seller.

2.  
Signature of the 2nd party  
purchases.



Identified by me and Signed /  
Put L. N. in my Presence

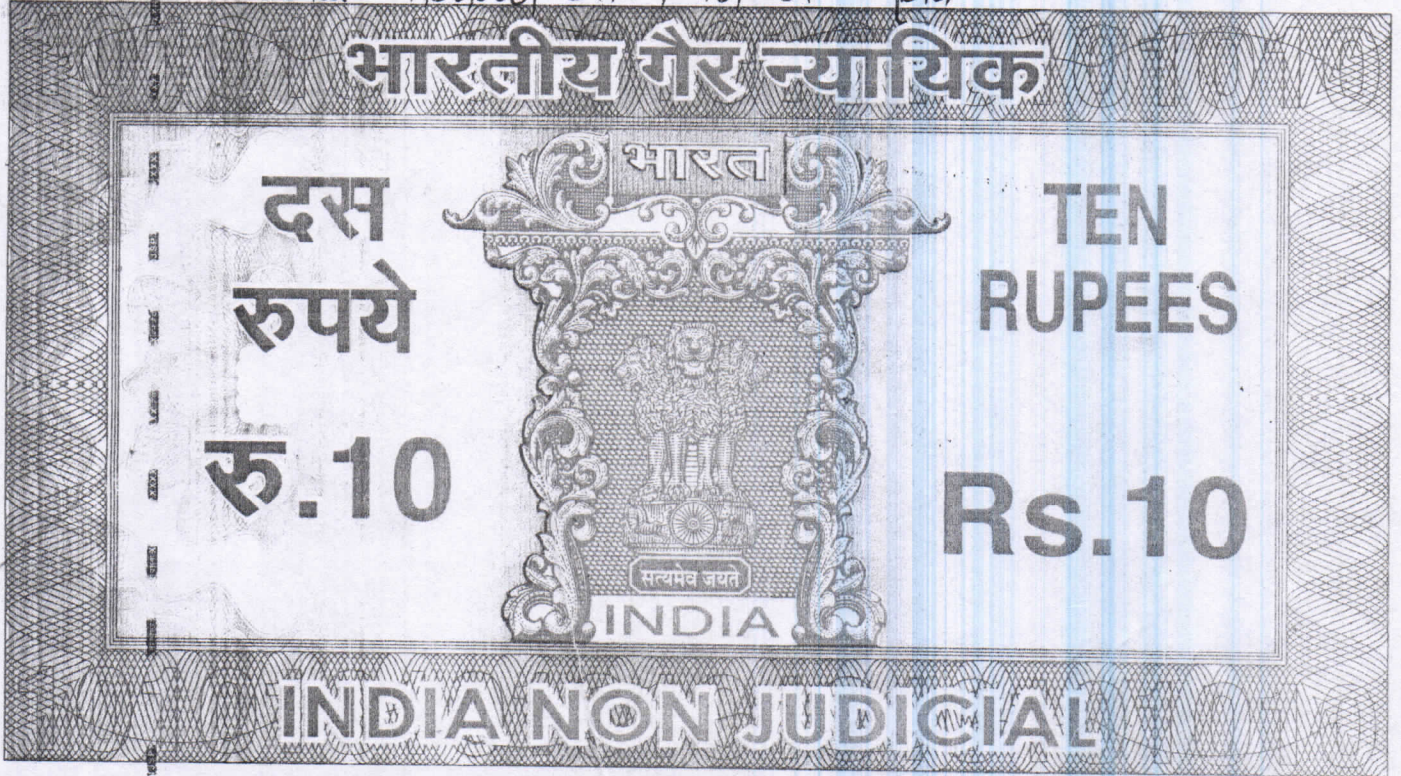
*Advocate*  
*02.03.2017*

... ..  
... .. in the execution of  
... .. been identified by Sri  
... .. pradhan. (Advocate)  
... .. Seraikella this 2nd  
... .. March 2017

*Joshi*  
*2-3-17*  
NOTARY  
K. M. MAHATO

635 Sale value- 14,50,000 Stamp-10t Seraikella

613



झारखण्ड JHARKHAND

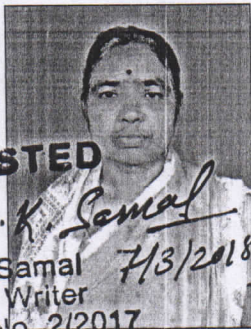
मुल्यांकन रु

07/02/18

05AA 756607

07/02/18

ATTESTED



D.K. Samal  
D.K. Samal 7/3/2018  
Deed Writer  
Licence No. 2/2017

Dist Seraikella-Kharswan

07-03-2018

07-03-2018



Sale permitted by L.R.O.C Seraikella vide T.A  
Misc case No 1168/16-17 07/02/2018

07/02/18

विधवा-21 के भूमि माहय  
भारतीय गैर न्यायिक  
(संविधान धारा 1899) की  
23...के  
46...

'SALE DEED'

Valued at Rs. 14,50,000/-only.

(Rupees fourteen lakhs fifty thousand) only

Consideration value Rs. 9,00,000/-only.

This Sale Deed made on this the 7th day of March  
2018, at Seraikela, B e t w e e n ;

झारखण्ड सरकार के अधिसूचना संख्या-499/नि० एम० एम०/मि० दिनांक:-  
19.06.2013 के आदेश के अन्तर्गत में निम्नलिखित एकाधिकार प्राप्त है।  
Cont....2/-

2018  
Steelman  
श्री 1)- 0100  
श्री 2)- 2250  
श्री 3)- 0244  
श्री 4)- 2244

539  
539  
07-05-2018  
; 2 ;

Ratani Devi W/O Sri Mohan Mahato, by Caste-Kurmi  
by occupation-House wife, resident of village-  
House No.81, Pandra, P.S.Seraikella, Distt.Seraikella  
Kharswan, Jharkhand, by Nationality-Indian, herein-  
after called the SELLER of the ONE PART.  
Aadhar No.5004 8825 7204.

Pan Card No.ANCPD-2196D.

In Favour of ;

Basanti Mahato W/O Sri Dharmendra Mahato, by Caste-  
Kurmi, by occupation-Service, resident of village-  
Rangogora, P.S.Kharswan, PO:Burudih, Distt.Seraikella  
Kharswan, Jharkhand, by Nationality-Indian, herein-  
after called the PURCHASER of the OTHER PART.

Aadhar No.8707 5365 6846.

Pan Card No.CI EPM-3548R.

Whereas, the land described in the schedule below  
stand recorded in the name of RohinuMahato the father  
of the said Seller in R.S.Khatian. And after the death  
of RohinuMahato, the Seller Rent fixation the same in  
her name in current survey settlement 1972-73 vide  
rent fixation case No.32/2013-14 through C.O.Seraikella  
with paying rent receipt thereof regularly vide rent  
receipt No.JH/13A-053759, vol No.I, page No.118, mentioned  
in register-II and since then she has been in peaceful

9204595  
03-07-2018

; 3 ;

And since then she has been in peaceful physical possession over the same without any interruption from any corner whatsoever.

Whereas, the Seller has obtained sale permission by the L.R.D.C. Seraikela under Section 46(i) proviso Act. 'B' C.N.T. Act. 1908 vide T.A. Misc case No. 116B/16-17 dated 7.2.2018.

Whereas, now the Seller being in urgent need of money voluntarily expressed her intent of selling her schedule below property and the purchaser agreed to purchase the same.

NOW, THIS SALE DEED WITNESSETH AS UNDER ;

1. That, the full and final consideration money for the schedule below property has been fixed at Rs. 9,00,000/- only, between the above named Seller and the purchaser.
2. That, the purchaser has paid a sum of Rs. 9,00,000/- only, to the Seller and she do hereby admit and acknowledge to have received the above consideration money.
3. That the Seller after having received the consideration money has delivered physical possession of the schedule below property to the purchaser.
4. That, the Seller has ceased her all rights, title claim and interest in the schedule below property and the same has vested unto the above named purchaser and she will hold possess and enjoy the same as absolute and exclusive owner for ever quitr freely and peacefully

; 4 ;

8122-50-10  
27-03-2018  
539 4920

without any hindrance from any corner whatsoever.

5. That, the Seller hereby declare that the schedule property is free from all encumbrances liens or charges whatsoever and the schedule land is free from Anabad Jharkhand Sarkar, Anabad Sarba Sadharan Puja Sthal Sairat Ban Bhumi land ceiling Act. Mandir Masjid.

6. That, if any defect transpires in the title and possession of the Seller with respect to the schedule below property and the purchaser is either dispossessed or deprived of whole or part thereof or put to any loss in any manner in the event the Seller will be civilly and criminally liable to compensate losses sustained by the purchaser.

7. That the purchaser will get the schedule below property mutated in her name in the office of the C.O. Seraikela and all rents and taxes will be paid by her in place of the Seller.

8. That, the expressions the Seller and the purchaser will mean and include their respective heirs and successors until and unless repugnant to the context.

#### SCHEDULE

In the Distt. Seraikela-Kharswan, Distt. Sub-registry office at Seraikela, under Mouza-Seraikela, ward No.8, Nagar-Panchyat, P.S. Seraikela, Thana No.301, New ward No.3,

Cont...5



8102-10-70  
07-07-2018

; 5 ;

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kisim</u>	<u>Area</u>	<u>Bounded by</u>
145	14/A	Don-II	7.5 dec. (seven & half dec.)	N: Hare Krishna Mahato S: Dashrath Mahato E: 11'ft propose Rasta W: Plot No.425

Annual rent 2.00 only payable to the landlord the State of Jharkhand through C.O. Seraikela.

A Trace map attached herewith this sale deed.

Holding No.0030000304000MO.

In witnesses whereof the Seller has set her hand on this sale deed at Seraikela, on this the day, month year first above mentioned.

Witnesses;

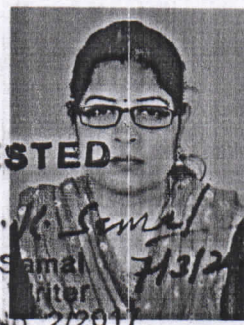
1. Ranjan Mahato  
At- Dardhi, P.O. Seraikella  
Dist- Seraikella-Kharswan  
Pin- 833219
2. Sadhana Mahato Lakhindora Mahato  
Icho puro Gwalapara Adityapur.

Drafted, readover and explained the contents of this sale deed at Seraikela to the Seller and she admitted the same to be true and correct.

Dulal Ku. Samal  
Deed Writer 7/3/2018  
Licence No. 2/2017  
Advocate  
Dist- Seraikella-Kharswan

939 632  
07-03-2018

; 6 ;



**ATTESTED**

*D.K. Samal*  
D.K. Samal  
Dead Writer  
7/3/2018

Licence No. 2/2017

Dist Seraikela

*Ranjana Malato*  
Ranjana Malato  
7/03/2018

Sign.of the Purchaser.



**ATTESTED**

*D.K. Samal*  
D.K. Samal  
Dead Writer  
7/3/2018

Licence No. 2/2017

Dist Seraikela

*Ranjana Malato*  
Ranjana Malato

Sign.of the Identifier.

Certified that the fingers print of the left hand of each person, whose photograph are affixed on the document have been taken by me.

Typed by/  
*Ashwani K. Malato*

*Dulal Ku. Samal*  
Dulal Ku. Samal  
7/3/2018

Dead Writer

Licence No 2/2017

Advocate.









निबंधन विभाग, झारखंड  
सरायकेला

Token No.21 Token Date: 07/03/2018

Serial/Deed No./Year :635/613/2018

Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	<b>Ratani Devi</b> Father/Husband Name: W/O Sri Mohan Mahato (VENDOR) House No-81, Pandra Ps-Seraikella Dist-Seraikella Kharswan		
2	<b>Basanti Mahato</b> Father/Husband Name: W/O Sri Dharmendra Mahato (VENDEE) Rengogora Ps-Kharswan Po Burudih Dist-Seraikella Kharswan		
3	<b>Ranjan Mahato</b> Father/Husband Name: Surendra Mahato (Identifier) Vill- Dudhi Ps-Seraikella Dist-Seraikella Kharswan		

Book No. I  
Volume 72  
Page 579 To 638  
Deed No 635 / 613  
Year 2018  
Date 07/03/2018

Registering Officer

Signature of Operator