

4496

3932

Handwritten text at the top of the page, possibly a date or reference number.



Deed No. 1102 dt. 16-4-09 06AA 501258

Handwritten notes in Hindi on the left side, including dates like '16-4-09' and '16/4/09'.

तपस्वील वर्णित जमीन का मूल्य प्रांग करका प्राप्ति के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है



Handwritten signature and date '16.4.09' next to the photo.



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 16th day of APRIL, Two Thousand Nine BY & BETWEEN (1) KHATIR ANSARI (2) SAKIL ANSARI (3) KAMRUDDIN ANSARI, sons of Late Fairat Ansari (4) Siddique Ansari (5) Wajir Ansari sons of Late Abbas Ansari (6) Khairun Bibi, Wife of Md. Sarif Mian, all by faith Muslim, by occupation cultivation and Housewife, resident of Kalakusma, P.S. Saraidhella, District Dhanbad, hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, successors, administrators, legal representatives and assigns) of the ONE PART: On behalf of the vendors their constituted Attorney SRI JAI PRAKASH KHAITAN, son of Late Rameshwar Lal Khaitan, by faith Hindu, by occupation Business, resident of Purana Bazar Dhanbad, P.S. and District Dhanbad vide Power No. IV-456 dt. 13.8.2007 Regd. at Dhanbad sub registry office

Fee Paid 1620/- 2.50 0000 1623.44 16-4

600764/09

धनबाद कोषागार से निगल

कोषागार पदाधिकारी
धनबाद

Memo No.

5146/08-09

Issued to

Rita Phai

of

S. S. Dhanbad

Through

Non Judicial/Court Fee Stamps

of Rs.

18500/- 10000/- + 52000/- 1000737500/-

Accountant/Stamp Clerk
District Treasury, Dhanbad



Jai Sakarn Khaitan
16-4-09

16/4/09

10-1

10 456 No. 13-8-07

धनबाद

सदरता 200

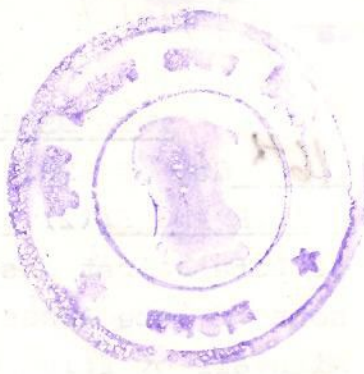
अथ प्रकार शेखान

श. शमशेर आदि शेखान

पुराना वाजा धनबाद धनबाद

हिन्दु

16/4/09





--: 2 :-

AND IN FAVOUR OF

SRIMATI RITU JHA, Wife of Sri Praveen Kumar and (2) SRI PRAVEEN KUMAR, son of Sri Ram Swarath Jha, by faith Hindu by occupation Housewife and service respectively, resident of Bekarbandh, P.S. & District Dhanbad, hereinafter called and referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS the survey settlement Plot No. 3217 appertaining to Khata no. 49 of Mouza: Kalakusma, Mouza No. 12 under P.S. Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad originally recorded and remained in possession of Panchu Mian, Pahlan Mian, great grand father of the

Signature
Bekarbandh
16. 4. 08



--: 3 :-

vendors in the last survey settlement.

AND WHEREAS the vendors are inheriting and enjoying the same peacefully by virtue of inheritance after the death of aforesaid Panchu Mian and Pahlan Mian as well as father of the vendors.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 6 kathas out of their own share unto a willing purchaser to meet their personal expenses.

AND WHEREAS the purchasers knowing the intention of the vendors have agreed to purchase the said property and offered to pay a sum of Rs.4,62,000/- (Rupees four lacs sixtytwo thousand) only, as the highest consideration thereof which the vendors have accepted.

*For Sakar Khaitan
16.4.09*

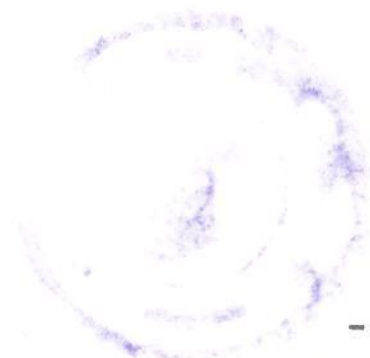


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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 4,62,000/- (Rupees four lacs and sixtytwo thousand)only, which have been paid by the purchasers to the vendors(the receipt whereof the vendors doth hereby admits and acknowledge)for the sale of the said property which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign their entire right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easement etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage or otherwise as the purchasers like.

Shri Sukumar Khaitan
16.4.09



-: 5 :-

Jai Sukarsh
16. 4. 08

That the vendors doth hereby covenant with the purchasers that they are the true and lawful owners of the property and are in sole and exclusive possession over the said property and they have not in any way or manner transferred or encumbered the said property or any part or portion thereof and should therefore in future if it transpires that the vendors are not the true and lawful owners of the property or have other sharer or co-sharer or that the vendors have no right and authority to transfer the said property and if by any other reasons thereof the purchasers are put to any loss the vendors doth hereby undertake to compensate the purchasers in every respect thereof.

That the purchasers shall hereafter pay the proportionate annual rent and cess Rs.2/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchasers by virtue of this sale deed.

That the vendors doth hereby further covenant with the purchasers to do or to execute all such acts, deeds and



झारखण्ड JHARKHAND

880782



Dr. Kalakusma
16.4.09

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things as may be required reasonably for better assuring to the purchasers to in and over the vendors property and the vendors shall render all possible aid and assistance to the purchasers in the matter of mutation etc.

IN WITNESS WHEREOF the vendors have set and subscribed their hands on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: KALAKUSMA, P.S. Dhanbad, chowki, sadar sub registry office Dhanba District Dhanbad.

MOUZA: KALAKUSMA, Mouza No.12, KHATA NO.49 (FORTYNINE)

PLOT NO.3217(P) out of which measuring an area 6 kathas or to say 9.90 dec. of land together with one room Asbestos roof Plinth area 100 sqft. is hereby sold by this sale deed.

As per plan attached herewith and shown in colour Red which is butted and bounded by:-

Jai Sakar Khair
18.4.08

--: 7 :-

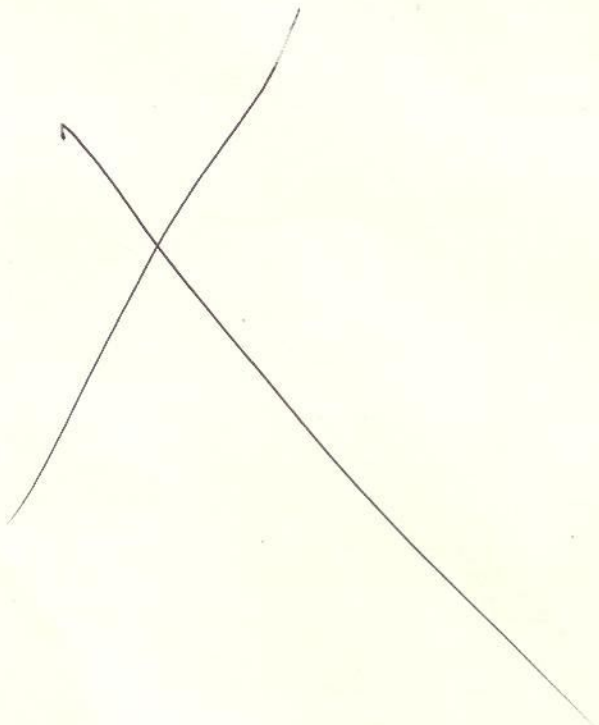
NORTH: Survey Plot No.3209 and 3215
SOUTH: 18 feet wide Proposed Road.
EAST: Survey Plot No.3217 and 3218
WEST: Land of Poonam & Sanjay Choudhary

Valuation of land	Rs.4,12,000/-
Valuation of construction.	Rs. 50,000/-

WITNESSES:

1. Jai Kr. Singh
Joshi Mahabir
Saraichela
Dhanu

2. Jai Sakar Khair
Joshi Mahabir
Saraichela
Dhanu



Jai Bakarkhantam
16-4-09

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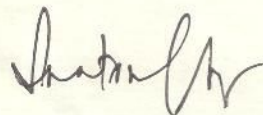
Ritu Jha
(RITU JHA)
16/04/09.



Praveen
(PRAVEEN KUMAR)
16/04/09.



Certified that the finger prints of the left hand of the vendors and purchasers whose photographs affixed in the document have been duly obtained before me.

Signature 

Licence No. 02/19/1



निबंधन विभाग, झारखंड
धनबाद

Token No.40 Token Date: 16/04/2009 12:41:18

Serial/Deed No./Year :4196/3932/2009

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Jai Prakash Khaitan Father/Husband Name:Late R.L. Khaitan (VENDOR) Purana Bazar, Dhanbad		
2	Ritu Jha Father/Husband Name:Praveen Kumar (VENDEE) Bekarbandh, Dhanbad		
3	Praveen Kumar Father/Husband Name:Ram Swarath Jha (VENDEE) Bekarbandh, Dhanbad		
4	Sunil Kumar Singh Father/Husband Name:Mahabir Singh (Identifier) Saraidhela, Dhanbad		
5	Sunil Kumar Singh Father/Husband Name:Mahabir Singh (Witness1) Saraidhela, Dhanbad		
6	Gobind Ram Mahato Father/Husband Name:Bhim Mahato (Witness2) Hirapur, Dhanbad		

Book No. I
Volume 112
Page 563 To 584
Deed No 4196/3932
Year 2009
Date 16/04/2009 14:37:57

District Sub Registrar

Signature of Operator



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 40

Token Date/Time: 16/04/2009 12:41:18

Document Type	Sale Deed	Presenter	Jai Prakash Khaitan
Presenter' Name & Address	Purana Bazar, Dhanbad		
Date of Entry	16/04/2009	DOE	Total Pages 22
Document Value	462000	Stamp Value	18500
Special Type		Serial No.	0
Remarks / Other Details	Jai Rakash Khaitan As Attorney For Khatir Ansari & Others		

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
DHANBAD	12	0	KOLAKUSHMA	49	3217			TAANRD	9.9 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	Jai Prakash Khaitan	Late R.L. Khaitan	Business	Other	Afopk 9963 R	Purana Bazar, Dhanbad
2	VENDEE	Ritu Jha	Praveen Kumar	House Wife	Other		Bekarbandh, Dhanbad
3	VENDEE	Praveen Kumar	Ram Swarath Jha	Service	Other		Bekarbandh, Dhanbad
4	Identifier	Sunil Kumar Singh	Mahabir Singh	Business	Other		Saraidhela, Dhanbad
5	Witness1	Sunil Kumar Singh	Mahabir Singh	Business	Other		Saraidhela, Dhanbad
6	Witness2	Gobind Ram Mahato	Bhim Mahato	Business	Other		Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,620.00
4	SP	330.00
Total		4,953.44

Jai Prakash Khaitan

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑफिस का हस्ताक्षर

उपर्युक्त जय प्रकाश खैतान ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान सुनील कुमार सिंह पिता महावीर सिंह

निवासी सराइहेला पेशा ब्यवसाय ने की।

निबंधन पदाधिकारी का हस्ताक्षर

Seller- 1.Khatir Ansari 2.Sakil Ansari 3. Kamruddin Ansari S/o-Late Fairat Ansari
4.Siddik Ansari 5.Wasir Ansari S/o- Late Abbas Ansari 6. Khairun Bibi W/o-Md. Sarif Mia
all resident of Kalakusma, P.S.-Saraidhela Dist.- Dhanbad.

Attorney:- Sri Jaiprakash Khaitan S/o- Late Rameshwar Lal Khaitan of Purana Bazar, Dhanbad.

Purchaser:- 1. Smt Ritu Jha W/o- Sri Praveen Kumar 2 Sri Praveen Kumar
S/o-Sri Ramswarath Jha of Bekar Bandh, Dhanbad.

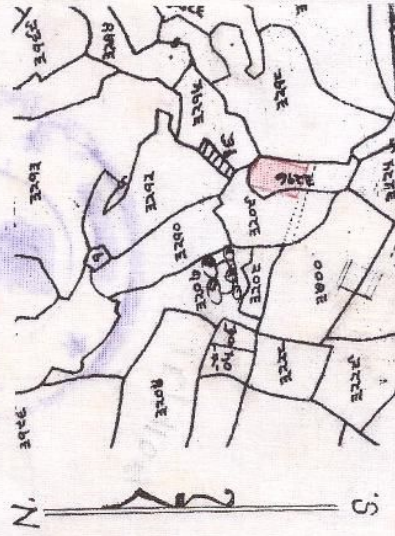
Schedule:- Mouza- Kalakusma No.-12 Under Khata No.- 49 Plot No.- 3217(P) Area- 6 Katha
(Shown in Red)

Boundary:- North- Part of Plot No.-3209 & 3215
East- Part of Plot No.3217 & 3218

South- 18' Wide Proposed Road
West.- Poonam & Sanjay Choudhary

Scale- 1" = 330'0"

Site Plan not to Scale



Traced by:-

Shanul (Amir)
Dhanbad

Sri Prakash Khaitan