

9749 2 26000/- estimate 10500/- 4217



30/7
13/7
10/20

Deed of Sale No 1688 dt 30-7-08 06AA 497688

निम्नलिखित नियम 21 के अर्धीन जीएट अधिनियम
अनुसूची के अर्धीन
का अन्तर्गत
की अर्धीन
राशासक
नहीं है।
30-7-08
30/7/08

व्यक्ति का नाम
अथवा IV का नाम



Attested by
S.K. Mukherjee
(Adv)

30/7/08
30/7/08
30/7/08
30/7/08
30/7/08
30/7/08
30/7/08
30/7/08



अपनी वसुधा निम्नलिखित
के अन्तर्गत निम्नलिखित

अथवा बाधकारी
का नाम इस दस्तावेज में वसुधा मोजा
नम्बर ... के खाता नम्बर
वसुधा खाते से बाहर है / वसुधा मोजा

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this 30th day of July, Two thousand Eight, BY AND BETWEEN :
1. Sri Prahlad Mandal, son of Late Raghu Mandal, 2. Sri Nimai Mandal, 3. Sri Adhir Mandal, sons of Late Bholanath Mandal, 4. Sri Mathur Mandal, son of Late Ananta Mandal, 5. Sri Manbodh Mandal, son of Late Bharat Mandal, 6. Sri Krishna Das Mandal, 7. Sri Kashinath Mandal, 8. Sri Sagar Mandal, 9. Sri Bijay Mandal, 10. Sri Shanta Mandal, sons of Late Kanhai Mandal, 11. Sri Bankim Mandal, son of Late Hadiram Mandal, 12. Sri Jagdish Mandal, 13. Sri Madhu Mandal, son of Late Lagen Mandal, all by faith Hindu, by occupation Cultivation etc., resident of Kalakusma, P.S. Saraidhela, District Dhanbad, herein after called and referred to as the V E N D O R S :
(which expression shall unless excluded by or repugnant

Free Sale
26000/-
2603.000

002758/08

1957-2008-08

amt Rashmi
Sasanchela Dhceela

10,500 - (10,000 + 500)

30/7/08

30/7/08 10:30 to 1:30

IV-308 दि 30/7/08

राजिंद्र कुमार जीवेल

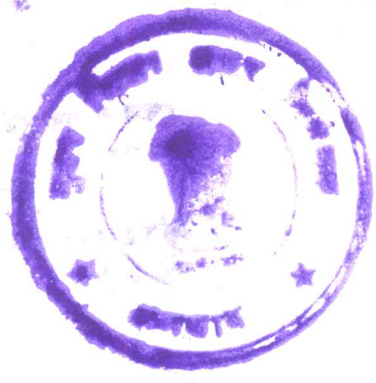
सुशजमान झा वल

ससमटेला - ससमटेला - धनवाड

30/7/08

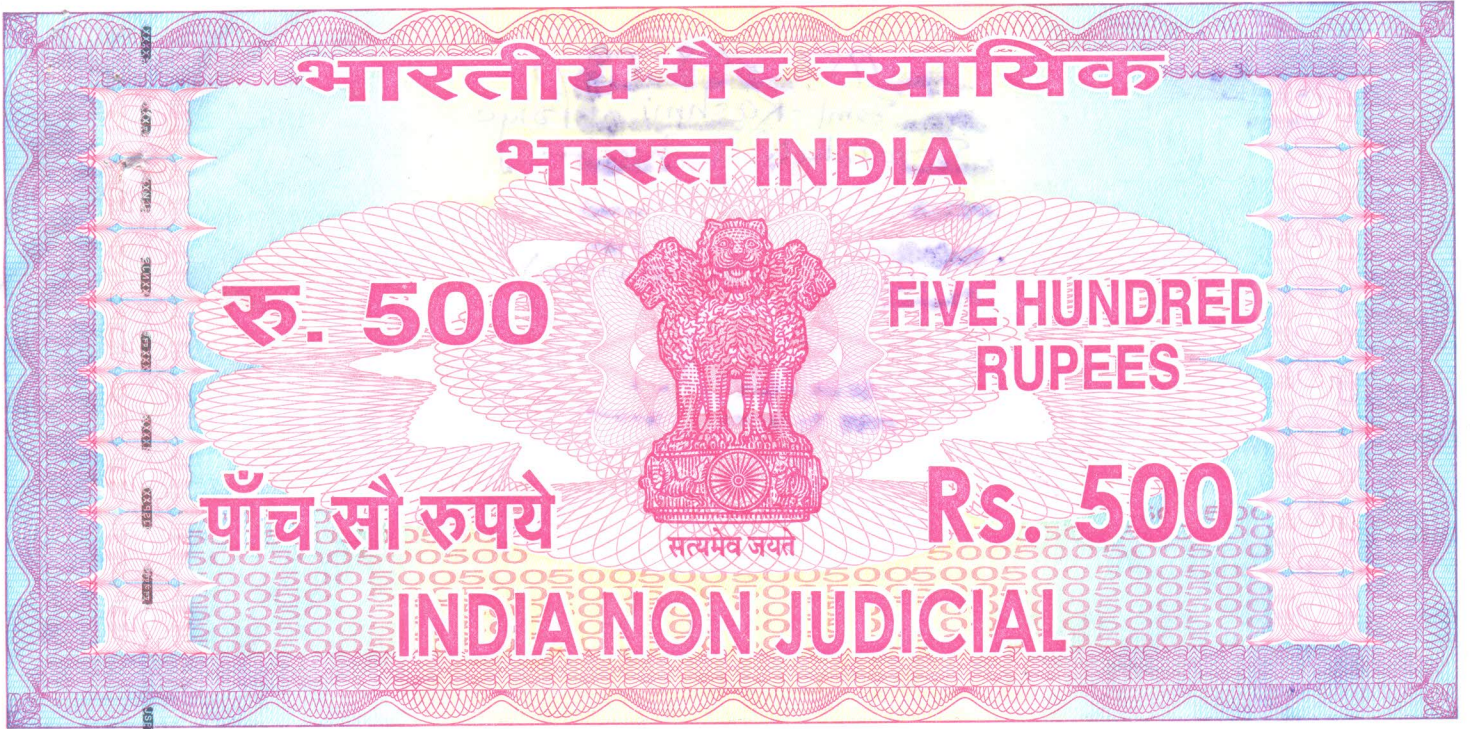


Attested by
S. K. Mukherji
(Adv)



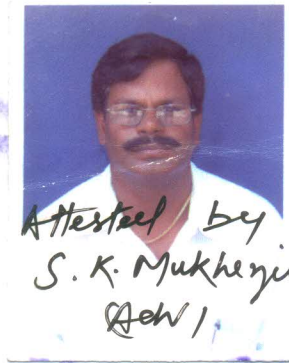
Rashmi in - 802-1.
30/7/08





झारखण्ड JHARKHAND

887643



Rajesh Kumar Goel
30/7/08

Shailendra Rai
30/7/08



2 :-

and assignees) of the ONE PART : On behalf of vendors No. 1 to 10, Represented by their constituted Attorneys 1. Sri Rajesh Kumar Goel, son of Sri Surajbhan Agarwall, by faith Hindu, by occupation Business, resident of Saraidhela, P.S. Saraidhela, District Dhanbad, and 2. Sri Shailendra Rai, son of Sri B. Rai, by faith Hindu, by occupation Business, resident of Akash Kinari, P.S. Katras, District Dhanbad, vide Power No. 669, dt. 17.12.07, and on behalf of vendors No. 11 to 13, represented by their constituted Attorney Sri Rajesh Kumar Goel, son of Sri Surajbhan Agarwal, resident of Saraidhela, P.S. Saraidhela, District Dhanbad, vide Power No. 308, dated 7.5.08, both power were registered at Dhanbad registry office.

-: 3 :-
A N D

Rashmi Priya 30/7/08
Shalendra K. 30/7/08

SMT. RASHMI PRIYA, wife of Dr. S.K. Prasad, by faith Hindu, by occupation **Housewife**, resident of Saraidhela, P.S. Saraidhela, District Dhanbad, hereinafter called and referred to as the PURCHASER : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS the lands more fully described in the schedule below, originally recorded in the name of Panu Mandal Digar, in the last survey settlement record, and after the death of vendors father, and grand father vendor is in peaceful and undisturbed possession thereof, and paying rent for the same under Thoka No. 51.

AND WHEREAS the vendors being in urgent need of money to meet their personal expenses expressed their desire to sell the land with kuchcha house which is described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs. 2,60,000/- (Rupees two lacs sixty thousand) only, as the highest consideration thereof, which the vendors have accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in consideration of the sum of Rs. 2,60,000/- (Rupees two lacs sixty thousand) only,

-: 4 :-

Rajendra Prasad
20/7/08
Shankar Prasad
20/7/08

paid by the purchaser to the vendors (the receipt whereof the vendors doth hereby admit and acknowledges) for the sale of the said property which is 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, conveys, transfer and assigns unto the purchaser by way of ABSOLUTE SALE all their right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements 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 at 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 by making another and further construction thereon either by living thereon or by letting out the same to any person or persons or other wise as the purchaser likes.

That the vendors doth hereby covenant with the purchaser that the vendors are the true and lawful owner of the property and they are in sole and exclusive possession over the said property and they have not in any way or manner transferred to 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 owner 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 purchaser is put to any loss the vendors doth hereby unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.

Rajendra Kumar - 87 - 301710
Shalendra Kumar
3017108

-: 5 :-

That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise to the Landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of this deed.

That the vendors doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendors' property and the vendors shall render all possible aid and assistance to the purchaser in getting the purchaser's name mutated in the sherista of the Landlord the State of Jharkhand.

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, under P.S. Saraidhela, chowki sadar sub registry office Dhanbad, District Dhanbad.

MOUZA : KALAKUSMA, Mouza No.12,

KHATA NO.51 (FIFTYONE),

PLOT NO.1286, Area 3.50 Kathas or to say 5.78 dec. of land including one Kuchcha house construction thereon, constructed Plinth Area 100 Sqft., construction in the Year 1992, is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red,

BUTTED AND BOUNDED AS FOLLOWS :

North : Plot No.1279.

South : 16'-0" wide proposed Rasta.

East : Part of Plot No.1286.

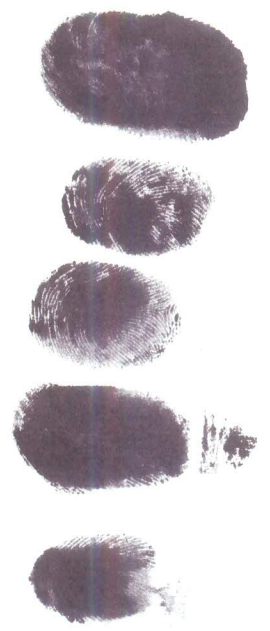
Reviewed by - 30/7/08
Shankar K
30/7/08

-: 6 :-

Valuation of Land	Rs. 2,10,000/-
Valuation of Construction	Rs. 50,000/-
Total	Rs. 2,60,000/-



Attested by
S.K. Mukherjee
(Adv)



Rashmi Priya. 30/7/08

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

Signature Sanjit Kr Mukherjee
Advocate
Licence No. Dhanbad
30.7.08

WITNESSES :

1. Gopi Krishna Chaubey
S/o Sri Gopal Chaubey
New Bank Colony
Saraidhela, Dhanbad
30/7/08

2. Raj Kumar Chatterjee
S/o Sri G. P. Chatterjee
Hisapur Dhanbad

Persattam Chatterjee.
Registry office.



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 52

Token Date/Time: 30/07/2008 12:48:

Document Type	Sale Deed	Presenter	Rajesh Kr Goel
Presenter Name & Address	Saraidhela Dhanbad		
Date of Entry	30/07/2008	DOE	Total Pages 18
Document Value	260000	Stamp Value	10400
Special Type		Serial No.	0
Remarks / Other Details	Pralhad Nimai Adhir Mathur Manbodh Krishnadas Kashinath Sagar Bijoy Shanta Bankim Jagdish Madhu Mandal'S Given Power To Rajesh Kr Goel And Shailendra Rai		

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
DHANBAD	12	0	KOLAKUSHMA	51	1286				5.78 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	Rajesh Kr Goel	Surajbhan Agarwal	Business	Other		saraidhela dhanbad
2	VENDOR	Shailendra Rai	B Rai	Business	Other		akash kinari katras dhanbad
3	VENDEE	Rashmi Priya	S K Prasad	H Wife	Other		saraidhela dhanbad
4	Identifier	Gopi Krishna Choubey	Gopal Choubey	H Wife	Other		Saraidhela Dhanbad
5	Witness1	Gopi Krishna Choubey	Gopal Choubey	Business	Other		Saraidhela Dhanbad
6	Witness2	Raj Kumar Chatterjee	G P Chatterjee	Business	Other		hirapur dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	2,600.00
4	SP	270.00
Total		2,873.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

① राजेश कुमार गोयल

② इंसिन्द्र राय

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

गोपी कृष्ण श्री

सरसभला

पिता

गोपाल श्री

पेशा व्यवसाय

ने की।





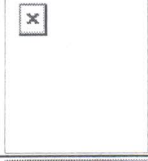
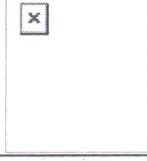


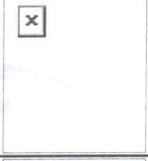
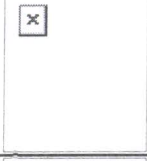


30/7/2008
निबंधन पदाधिकारी का हस्ताक्षर

**निबंधन विभाग, झारखंड
धनबाद**

Token No.52 Token Date: 30/07/2008 12:48:14

Serial/Deed No./Year :9743/9217/2008

Deed Type: Sale Deed

Sl.	Party Details	Photo	Thumb
1	Rajesh Kr Goel Father/Husband Name:Surajbhan Agarwal (VENDOR) saraidhela dhanbad		
2	Shailendra Rai Father/Husband Name:B Rai (VENDOR) akash kinari katras dhanbad		
3	Rashmi Priya Father/Husband Name:S K Prasad (VENDEE) saraidhela dhanbad		
4	Gopi Krishna Choubey Father/Husband Name:Gopal Choubey (Identifier) Saraidhela Dhanbad		
5	Gopi Krishna Choubey Father/Husband Name:Gopal Choubey (Witness 1) Saraidhela Dhanbad		
6	Raj Kumar Chatterjee Father/Husband Name:G P Chatterjee (Witness 2) hirapur dhanbad		

Book No. I
Volume 199
Page 453 To 470
Deed No 9743/9217
Year 2008
Date 30/07/2008 14:29:00

30/7/2008
District Sub Registrar

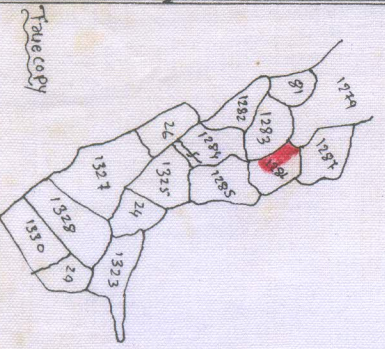
Seller: 1. Sri Prahlad Mandal, 2. Sri Nimai Mandal
 3. Sri Adhir Mandal, 4. Sri Mathura Mandal
 5. Sri Ananta Mandal, 6. Sri Bholamath Mandal, 7. Sri Bharat
 Mandal, 8. Sri Krishama Das Mandal, 9. Sri Kashimath Mandal, 10. Sri
 Sagar Mandal, 11. Sri Bijay Mandal, 12. Sri Shanta Mandal, 13. Sri
 Kamhai Mandal of Kalakusma, P.S. Saraidhela, Dist. Dhanbad.
 Represented By its Attorney Sri Rajesh Kumar Goel, S/o. Sri
 Suresh Chandra Agarwall, of Saraidhela, P.S. & Dist. Dhanbad.
 2. Sri Shailendra
 Rai, S/o. Sri B. Rai, of Akash Kinari, P.S. Katras, Dist. Dhanbad,
 P. No. 669, Date: 17/11/2017, 11. Sri Bankim Mandal, S/o. Late Hadiram
 Mandal, 12. Sri Jagdish Mandal, 13. Sri Madhu Mandal, S/o. Late Logen
 Mandal, Represented By its Attorney Sri Rajesh Kumar Goel
 P. No. 308, Date: 11/05/08

Purchaser: Smt Rashmi Priya, w/o. Dr. S.K. Prasad, of Saraidhela, P.S. Saraidhela
 Dist. Dhanbad,

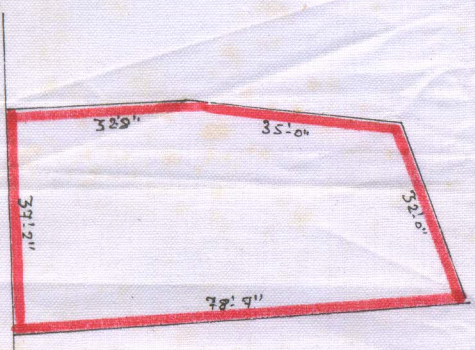
Schedule 1. Mouza: Kalakusma, No. 12, Khata No. 51
 Plot No. 1286, Area: 5.50 Katha

Boundary :- North :- Plot No. 1279
 South :- 16'0" wide Proposed Rasta.
 East :- Part of Plot No. 1286
 West :- Plot No. 1285.

Shown in colour Red.



Ka. No. K-801-1
 8017103
 Shakti Rai
 8017103



16'0" wide Proposed Rasta.

NOT TO SCALE

TRAFFIC BY RASTHA

TAKE COPY

SCALE: 1" = 350'