

800762/09

सर्वकार कोषालय से निवेदन

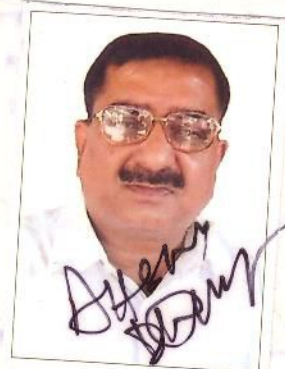
कोषालय प्रशासिक कार्य
धनबाद

Memo No. 5144/08-09
Issued to Poonam Choudhary
of & PS. Dhanbad
Through.....

Non Judicial/Court Fee Stamps
of Re/ 18500/- (10000 + 5000 + 1000 + 3000)

[Signature]
Accountant/Stamp Clerk
District Treasury, Dhanbad

आ. सं. 3107-09
श्री. राजेश कुमार शर्मा
जय प्रकाश शक्ता
राजेश्वर ठाकुर शर्मा
पुराना बाजार, धनबाद
दि. 31.7.09



Shri. Rajesh Kumar Sharma
31.7.09



5000Rs.



Handwritten signature or initials.

-:2:-

AND IN FAVOUR OF

1. SMT. POONAM CHOUDHARY, Wife of Sri Sanjay Kumar Choudhary
2. SRI SANJAY KUMAR CHOUDHURY, son of Sri Harish Chandra
Choudhary, by faith Hindu, by occupation Service & Housewife
resident of Beka~~q~~bandh, P.S. and 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:



--:3:--

AND WHEREAS the vendors being in urgent need of money to meet their personal expenses, expressed their desire to sell the land which is morefully described in the schedule below and whereas the purchasers have agreed to purchase the said property and offered to pay a sum of Rs.4,61,000/- (Rupees four lacs sixtyone thousand)only,as the highest consideration thereof.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.4,61,000/- (Rupees four lacs sixty one thousand)only,has been paid by the purchaser to the vendors(the receipt whereof the vendors doth hereby admit 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 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



--:4:--

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 purchaser likes.

That the vendors doth hereby covenant with the purchaser 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 purchaser is put to any loss the vendors doth hereby undertake to compensate the purchaser in every respect thereof.



-:5:-

That the purchasers shall hereafter pay the proportionate annual rent and cess Rs.1/- 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 sale 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 the matter of mutation etc.

IN WITNESS WHEREOF the vendors have set and subscribed their hands out of their own freewill and choice 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.Dhanbad, at present Saraidhela, chowki, sadar sub registry office and District Dhanbad.

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

पारखण्ड JHARKHAND

880783



--:6:-

MOUZA: KALAKUSMA, Mouza No.12

KHATA NO.116 and 49(ONE HUNDRED SIXTEEN AND FORTYNINE)

PLOT NO.3209 and 3217 , Measuring an area 6 kathas or to say
9.90 decimals of land with one room plinth area 100 sqft.
is hereby sold by this sale deed.

Butted and Bounded by:-

NORTH: Part of this Plot.

SOUTH: 18 feet wide road.

EAST: Ritu Jha and Praveen Kumar.

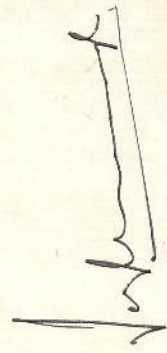
WEST: 15 feet wide road.

Valuation of land....

Rs. 4,11,000/-

Value of construction....

Rs. 50,000/-



--:7:--

Poonam

(POONAM CHOUDHARY)



WITNESSES:

1. Sanjay Kr. Singh
s/o Sri Mahabir
Saini Dewal
2. Mallik s/o K.C.
Maharaj Hota
Dhawal

Sanjay

SANJAY KUMAR CHOUDHARY
31.7.2009



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


Signature

318
Licence No.



निबंधन विभाग, झारखंड
धनबाद

Token No.263 Token Date: 31/07/2009 20:39:03
Serial/Deed No./Year :10049/9418/2009
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Jai Parkash Khaitan Father/Husband Name:Late Rameshwar Lal Khaitan (VENDOR) Purana Bazar ,Dhanbad		
2	Poonam Choudhary Father/Husband Name:Sanjay Choudhary (VENDEE) Bekar Bandh Dhanbad		
3	Sanjay Kr. Choudhary Father/Husband Name:Harish Chandra (VENDEE) Bekar Bandh Dhanbad		
4	Sunil Kr. Singh Father/Husband Name:Mahabir Singh (Identifier) Bekar Bandh Dhanbad		
5	Sunil Kr. Singh Father/Husband Name:Mahabir Singh (Witness1) Bekar Bandh Dhanbad		
6	Yudhisthira Mallick Father/Husband Name:K.C.Mallick (Witness2) Hirapur ,Dhanbad		

Book No. I
Volume 272
Page 157 To 176
Deed No 10049/9418
Year 2009
Date 31/07/2009 21:35:19

District Sub Registrar

Signature of Operator



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

Token No: 263

Token Date/Time: 31/07/2009 20:39:03

Document Type	Sale Deed	Presenter	Jai Prakash Khaitan	Date of Entry	31/07/2009
Presenter Name & Address	Purana Bazar ,Dhanbad	DOE		Total Pages	20
Stampable Doc. Value	461000	Stamp Value	18500	Book	1
Document Value	461000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
DHANBAD	12	0	KOLAKUSHMA	116	3209			TAANRD	9.9 Decimal
DHANBAD	12	0	KOLAKUSHMA	49	3217			TAANRD	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 Parkash Khaitan	Late Rameshwar Lal Khaitan	Busines	Other		Purana Bazar ,Dhanbad
2	VENDEE	Poonam Choudhary	Sanjay Choudhary	H Wife	Other		Bekar Bandh Dhanbad
3	VENDEE	Sanjay Kr. Choudhary	Harish Chandra	Service	Other		Bekar Bandh Dhanbad
4	Identifier	Sunil Kr. Singh	Mahabir Singh	Service	Other		Bekar Bandh Dhanbad
5	Witness1	Sunil Kr. Singh	Mahabir Singh	Service	Other		Bekar Bandh Dhanbad
6	Witness2	Yudhisthira Mallick	K.C.Mallick	Service	Other		Hirapur ,Dhanbad

Fee Details:

SN	Description	Amount
1	LL	5.00
2	P	1.88
3	A1	4,610.00
4	SP	300.00
Total		4,916.88

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

जय प्रकाश खैतान

सुनील कुमार सिंह

धनबाद

पिता महावीर सिंह

पेशा नौकर

ने की।

निबंधन पदाधिकरी 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 And 7.Smt. Battu Devi
W/o- Sri Binod Mandal all resident of Kalakusma, P.S.-Saraidhela Dist.- Dhanbad.

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

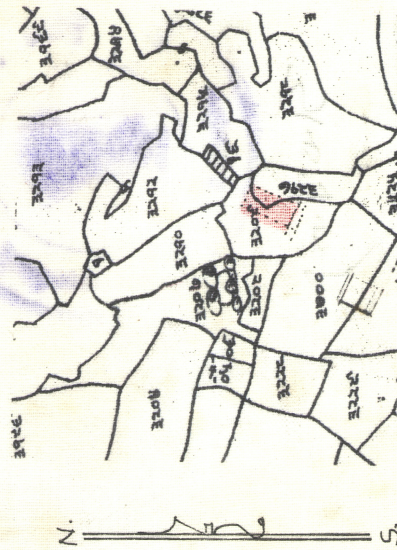
Purchaser:- 1. Smt Poonam Choudhary W/o- Sri Sanjay Kumar Choudhary 2. Sri Sanjay Kumar Choudhary
S/o-Sri Harishchandra Choudhary of Bekar Bandh, Dhanbad.

Schedule:- Mouza- Kalakusma No.-12 Under Khata No.- 116 & 49 Plot No.-3209 (P) & 3217(P)
Area- 6 Katha Shown in Red

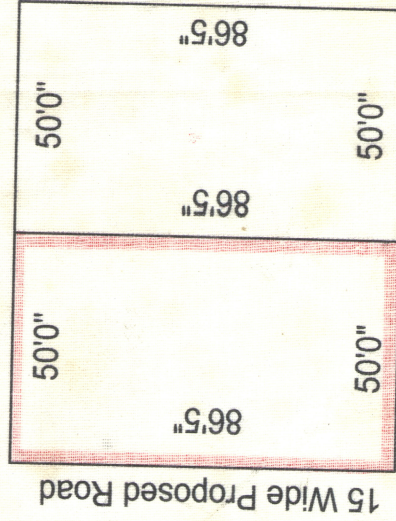
Boundary:- North- Part of Same Plot
East- Ritu Jha & Praveen Kr.

South- 18' Wide Proposed Road
West.- 15' Wide Proposed Road

Scale- 1" = 330'0"



Site Plan not to Scale



True Copy

Traced by:- Shaukel (Amin)
Dhanbad