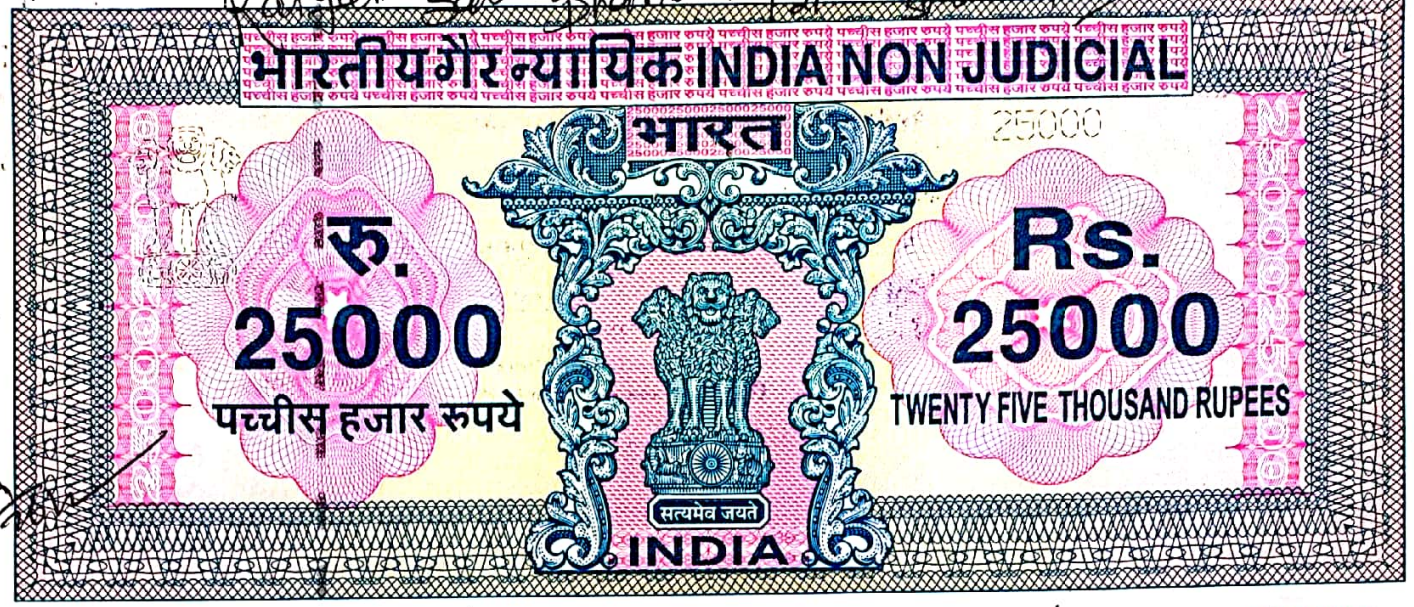


1757

Property sale Dhanbad 15,00,000/- + 60,000/-

1525



9

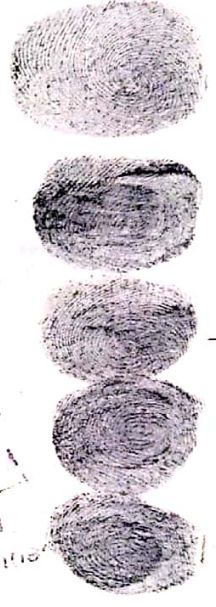
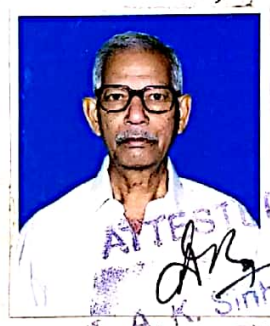
झारखण्ड JHARKHAND

150911

150911

Handwritten notes in Hindi and English, including the date '26.2.14' and a signature. There are also some illegible scribbles.

Handwritten signature 'Byomkesh Chakrabarty' and date '26/2/2014'. There are also some illegible scribbles.



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 26th day of February Two Thousand Fourteen, BY 1. BYOMKESH CHAKRABARTY son of Late Shambhu Nath Chakrabarty by faith Hindu by caste Brahmin by occupation Business resident of Brahmin Bararee (Modivita) P.S. Jorapokhar Dist. Dhanbad hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART. INDIAN CITIZEN

AND IN FAVOUR OF

1. JAI PRAKASH NARAYAN SHARMA son of Late R. N. Sharma (Late Rama Nand Sharma) 2. SMT. GEETA SHARMA wife of Sri Jai Prakash Narayan Sharma

Fee paid
Att 45000-00
Sal 2-50
Pfee 0-294
45008244
26/2

धनबाद कोषगार से निगत

कोषगार पदाधिकारी
धनबाद

000015

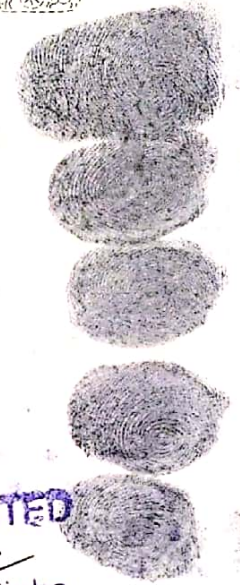
Memo No. 8596/13-14

Issued to Jai Prakash Narayan Sharma
of Koyla Nagar, Dhanbad

Through

Non Judicial/Court Fee Stamps
of Rs. 50,000/- (25000 x 2)

Accountant/Stamp Clerk
District Treasury, Dhanbad



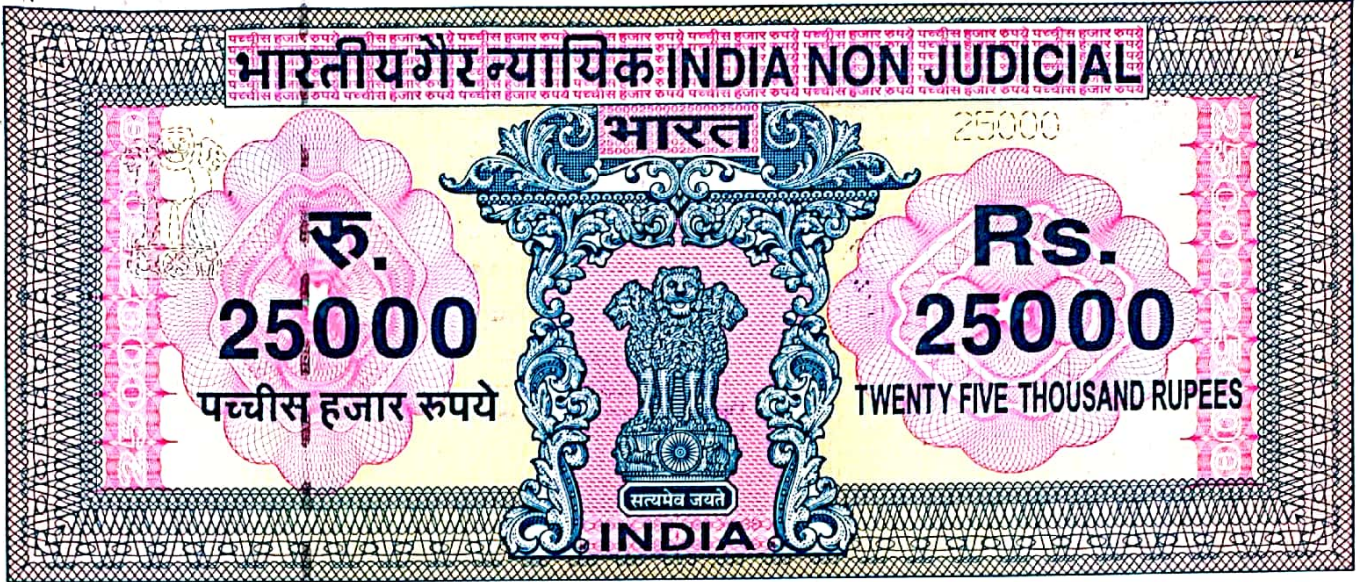
26/2/14 107 1.00
प्रमाणित
कर्मचारी चक्रवर्ती
श. शम्भु दास चक्रवर्ती
वाहमन वेरा जोड़ी परवर चक्रवर्ती
वाहमन - चक्रवर्ती
26-2-14



AI STED
A. K. Sinha
District Treasury, Dhanbad

Jai Prakash Chakrabarti
26/02/2014





झारखण्ड JHARKHAND

150912

150912

By purchase chakrabarti
26/02/2014

2

both by faith Hindu by caste Black Smith (Lohar) by occupation Service and Housewife respectively resident of Qr. No. A/48 SECTER -I BCCL Township P.O. Koyla Nagar P.S. Saraidhela and District Dhanbad hereinafter called and referred and referred 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 assignees) of the OTHER PART. INDIAN CITIZEN

WHEREAS the survey settlement Plot no. 3329 appertaining to Khata no. 131 of Mouza - KOLAKUSMA , Mouza No. 12 area 8.25 dec. or 5 Kathas of land under Police station Dhanbad , Chowki Sadar Sub-Registry office, Dhanbad District-Dhanbad. Whereas the schedule mentioned land has purchased by the vendor in his name purchased from Md. Illias and Md. Moin Sons of Late Md. Reyaz and others vide sale deed no. 5572 dated 17.06.1987 registered at Sub-registry office Dhanbad.

धनबाद कोषगार से निगत

कोषगार पदाधिकारी

धनबाद

00085

Stamp No. 8596/13-14

Issued to

Jai Prakash Narayan Sharma

of

Kyle Nagar

Sharda

Through

Non Judicial/Deed Fee Stamp

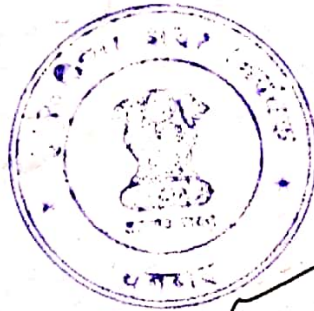
of Rs. 50,000

(25000 x 2)



Accountant/Stamp Clerk
District Treasury, Dhanbad

190815



26/2/14



06AA 491478

Rayankesh Devarshi
26/02/2014

3

AND WHEREAS since the date of purchase the vendor is in peaceful and undisturbed possession thereof and paying rent for the same under thoka no. 743 to the Circle office Dhanbad. Thus the vendor of this deed became owner of the schedule land and he has full right and valid, perfect title of the land hereby conveyed by this deed.

AND WHEREAS the vendor being in urgent need of money to meet his personal expenses desire to sell the land which is described in the schedule below and whereas the purchasers have agreed to purchase the same and offered to pay a sum of Rs. 15,00,000/- only as the highest consideration thereof.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 15,00,000/- only, has been paid by the purchasers to the vendor (the receipt whereof the vendor doth hereby admit and acknowledges) for the sale of the said land which is described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assigns unto the purchasers by way of absolute sale all his right, title, interest, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatever 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, by making houses, structure, etc. thereon, by leaving thereon or by letting out the same to any person or persons or otherwise as the purchasers likes .

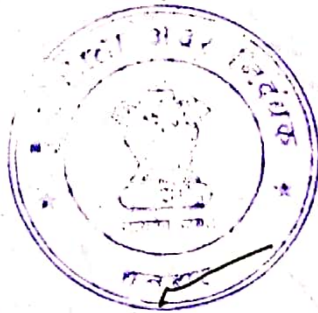
धनबाद कोषगार से निगत

कोषगार प्रशासिका
धनबाद

Serial No. 8597/13-17
Issued to Jay Prakash Narayan Sharma
of Koyla Nager Dhanbad.
Through.....

Non-Judicial/Court Fee Stamps
of Rs. 10,000/- (10000/-)

[Signature]
Accountant/Stamp Clerk
District Treasury, Dhanba.



26/2/14

By purchase of Chandra
26/02/2014

That the vendor doth hereby covenant with the purchasers that the vendor is the true and lawful owner of the land and he is in sole and exclusive possession over the said land and he has not in any way or manner transferred or encumbered the said land or any part or portion thereof if it transpires that the vendor is not the true and lawful owner of the land or found any defects in the title of the vendor and if by any other reason the purchaser or his heirs, successors put in to any loss then vendor doth hereby undertake to compensate the purchasers.

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 vendor doth hereby further covenant with the purchasers 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 vendor's land and the vendor shall render all possible help to the purchaser's name mutated in the sherista of the Landlord the state of Jharkhand.

S C H E D U L E

All that piece and parcel of Raiyati land situated in Mouza - KOLAKUSMA Mouza No. 12 part of Plot no. 3329, appertaining to Khata no. 131 of within Dhanbad Nagar Nigam P.S. and District. DHANBAD, Sub-registry office Dhanbad, area 5 Kathas or to say 8.25 decimals of land is hereby sold by this sale deed.

Above mentioned land is residential. and situated on Subsidiary Road. Ward no. 28 Boundary:-

North- 12 feet wide Colony road South- Bisheshwar Prasad
East - Part of this Plot West- House of Vinay Kumar Jha
As per plan annexed herewith and shown in colour Red.

IN WITNESSES WHEREOF THE VENDOR doth hereby set and subscribed his hand out of his own free will and choice on this the day, Month and year above written.

1. Purchaser's Photograph:-



TESTED
by
Sirma
Dhanbad
Advocate



Jai Prakash Narayan Sharma,
26/2/14

Buyer's Signature
26/2/14

2. Purchaser's Photograph:-



ESTED
K. Sinha
Dhanbad



Geeeta Sharma
26/2/14

Both the parties SELLER and PURCHASER hereby declared that the land which is hereby sold by this sale deed does not come in the category of Govt. land, Govt. settled land which is not transferable, land obtained by Bhudan, forest land, Adivasi land, Govt. acquired land and also both parties are satisfied with the recital of the land above mentioned.

Seller's PAN - AROPC 9946 L

Purchaser's PAN - 1. AOFPS 2212 H 2. CCGPS 9707 J

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

Drafted by me and typed in my office.

A.K. Sinha
Adv.

A. K. SINHA, Advocate 26/2/14

Dhanbad

Enrl. No. 10984/ 96

Witnesses:-

1. *Soubha Sarkhel*
S/o. S.K. Sarkhel
Bhaga, P.O. - Bhaga
Dhanbad. 26/2/14

2. *Ajay Sahay*
S/O Si Ram Laxman Sahay
Mildemcha Kalay, Saradkhela
Dhanbad 26/2/14



निबंधन विभाग, झारखंड
धनबाद

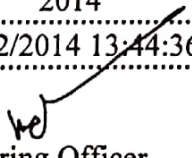
Token No.9 Token Date: 26/02/2014 12:52:41


Serial/Deed No./Year :1757/1525/2014

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Byomkesh Chakrabarty Father/Husband Name:Shambhu Nath Chakrabarty (VENDOR) Brahmin Bararee, P.S- Jorapokhar, Dist- Dhanbad		
2	Jai Prakash Narayan Sharma Father/Husband Name:Rama Nand Sharma (VENDEE) Q.No- A/48, Sector- I, B.C.C.L Township, Koyla Nagar, P.S- Saraidhela, Dhanbad		
3	Geeta Sharma Father/Husband Name:Jai Prakash Narayan Sharma (VENDEE) Q.No- A/48, Sector- I, B.C.C.L Township, Koyla Nagar, P.S- Saraidhela, Dhanbad		
4	Sankha Sarkhel Father/Husband Name:Santosh Kumar Sarkhel (Identifier) Bhaga, Dhanbad		
5	Sankha Sarkhel Father/Husband Name:Santosh Kumar Sarkhel (Witness1) Bhaga, Dhanbad		
6	Ajay Sahay Father/Husband Name:Ram Lakhan Sahay (Witness2) Saraidhela, Dhanbad		

Book No. I
Volume 74
Page 55 To 78
Deed No 1757/1525
Year 2014
Date 26/02/2014 13:44:36


Registering Officer


Signature of Operator



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 9

Token Date/Time: 26/02/2014 12:52:41

Document Type	Sale Deed	Presenter	Byomesh Chakrabarty
Presenter' Name & Address	Brahmin Bararee, P.S- Jorapokhar, Dist- Dhanbad	Date of Entry	26/02/2014
Stampable Doc. Value	1500000	Total Pages	24
Document Value	1500000	Book	1
Special Type		CNO/PNO	
Remarks / Other Details		e-Stamp Cert. No.	

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	12	28	KOLAKUSHMA	131	3329			U_RES	8.25 Decimal	1497375

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	UID	Address
1	VENDOR	Byomkesh Chakrabarty	Shambhu Nath Chakrabarty	Business	General	Aropc9946I		Brahmin Bararee, P.S- Jorapokhar, Dist- Dhanbad
2	VENDEE	Jai Prakash Narayan Sharma	Rama Nand Sharma	Service	General	Aofps2212h	764538826849	Q.No- A/48, Sector- I, B.C.C.L Township, Koyla Nagar, P.S- Saraidhela, Dhanbad
3	VENDEE	Geeta Sharma	Jai Prakash Narayan Sharma	House Wife	General	Ccgps9707j	486205245788	Q.No- A/48, Sector- I, B.C.C.L Township, Koyla Nagar, P.S- Saraidhela, Dhanbad
4	Identifier	Sankha Sarkhel	Santosh Kumar Sarkhel	Business	General			Bhaga, Dhanbad
5	Witness1	Sankha Sarkhel	Santosh Kumar Sarkhel	Business	General			Bhaga, Dhanbad
6	Witness2	Ajay Sahay	Ram Lakhan Sahay	Business	General			Saraidhela, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	45,000.00
4	SP	360.00
Total		45,363.44

Byomkesh Chakrabarty

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पिता

पहचान पेशा

निवासी निबंधन पदाधिकारी का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर

Seller:— Byomkesh Chakraborty s/o Late Shambhu Nath Chakraborty of Brahmin Baravee (Modivita) P.S.: Jorapokhar, Dist. Dhanbad

Purchaser:— (1) Jai Prakash Narayan Sharma s/o Late R.N. Sharma (Late Rama Nand Sharma) (2) smt Greta Sharma w/o Sri Jai Prakash Narayan Sharma of Qlv. No. A/48, Sector-1, B.C.C.L. Township, P.O.: Koyla Nagar, P.S.: Bargidhella, Dist. Dhanbad

Schedule:— mouza: Kolakusma No.: 12, Khata No.: 131, Plot No.: 3329, Area: 5 Katha or so say 8.25 Dec-

Boundary:— North :: 12'-0" wide Colony Road
South :: Part of this Plot (Bisheshwar Pd.)
East :: Part of this Plot
West :: House of Vinay Kr. Jha

