7695 5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE made this the 13th day of July Two Thousand Nine between 1.SRI PRAVASH CHANDRA GOPE 2. SRI RAJENDRA PRASAD GOPE 3. SRI BASANT KUMAR GOPE **4. SRI KHAGEN CHANDRA GOPE** all sons of Late Rameshwar Gope by faith Hindu, by occupation business etc., resident of Sabalpur, P.S. Saraidhela, Sub-Division & District Sub-Registry Office and District Dhanbad (Jharkhand) here-in-after jointly 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.[Indian

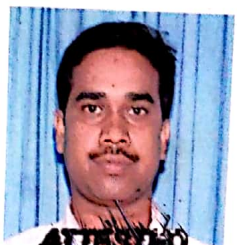
002326/09

धनबाद कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 1997/09-10
Issued to Asha Devi
of Manaitand Dhanbad
Through.....
Non Judicial/Court Fee Stamps
of Rs. 8500/- (5000 + 1000 × 3 + 500)

Accountant/Stamp Clerk
District Treasury, Dhanbad



ATTESTED
Advocate Dhanbad

13-7-09

10रु०

पावर नं. III 103 दि. 21-2-09 धनबाद

संतोष कुमार
शुकर गोप
हिरापुर धनबाद
धनबाद

Santosh Kumar
13/7/09

यादव

13-7-09

Scanned with CamScanner

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Santosh Kumar
Khugen Chandra Gope
13/7/09

Citizen] [Above vendor No.1 to 3 are represented by their constituted Attorney **SRI SANTOSH KUMAR** son of Sri Sukar Gope by faith Hindu, by caste Yadav, by occupation service resident of Hirapur, Dhanbad P.S. Dhanbad, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No. IV-103 dated 21/2/2009 registered at Dhanbad Sub Registry Office).

A N D

016006/09

धनबाद कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 1997/09-10

Issued to Asha Devi

o/ Manaitand Dhanbad

Through

Non Judicial/Court Fee Stamps

of Rs. 8,500/- (5000 + 1000 × 3 + 500)

10/7/09

Accountant/Stamp Clerk
District Treasury, Dhanbad

13-7-09

1000Rs.

Santosh Kumar
K Jugen Chandra Gopo
13/7/09

SMT. ASHA DEVI wife of Sri Rajendra Prasad Singh by faith Hindu, by caste Rajput, by Occupation house-wife, resident of Manaitand, Near Gol Building P.S. Dhansar Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) here-in-after 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. [Indian- Citizen]

016007/09

कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 1997/09-10
Issued to Asha Devi
of Manaitand Dhanbad
Through
Non Judicial/Court Fee Stamps
of Rs. 8,500/- (5000 + 1000 × 3 + 500)

Accountant/Stamp Clerk
District Treasury, Dhanbad

13-7-09

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Santosh Kumar
Khagen Chandra Gope
13/7/09

WHEREAS, the lands of Plot No.783 bearing Khatian No.18 of Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad has been recorded in the name of Nakul Mahato in the last cadastral survey settlement records of rights.

AND WHEREAS after the death of Nakul Mahato, his legal heirs and successors amicably partitioned all their landed properties and the lands morefully described in the schedule below was allotted in the exclusive own share of the vendors.

016008/09

धनबाद कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 1997/09-10
Issued to Asha Devi
of Manaitand, Dhanbad
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Non Judicial/Court Fee Stamps
of Rs. 8,500/- (5000 + 1000 × 3 + 500)

Accountant/Stamp Clerk
District Treasury, Dhanbad

13-7-09

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

झारखण्ड JHARKHAND 449734

Ram tosh Kumar
Kalyan Chandra Gupta
13/7/09

AND WHEREAS while in peaceful possession over the said lands, the vendors constructed houses and structures over some portions of the said lands and have been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS thus the vendors became the sole, exclusive and only owners of the property morefully described in the schedule below and have been possessing the same in peaceful and undisturbed possession by exercising diverse acts of possession without any hindrance or interruption

3448/09

धनबाद कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 1997/09-10

Issued to Asha Devi

of Manaitand Dhanbad

Through

Non Judicial/Court Fee Stamps

of Rs. 8500/- (5000 + 1000 × 3 + 500)

13/7/09

Accountant/Stamp Clerk
District Treasury, Dhanbad

13-7-09

Santosh. Kumar
Krishna Chandra Gope
13/7/09

from any corner and also paying the rents in the Landlord Sheresta the State of Jharkhand in Thoka No.18 thereto regularly.

AND WHEREAS the vendors being in urgent need of money expressed their desire to sell the property morefully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.1,60,000/- only which the vendors have accepted for the sale of the said property.

AND WHEREAS as per rules framed by the State of Jharkhand for the purpose of registration the stamp and fees is paid for a sum of Rs.2,12,000/-only.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration of sum Rs.1,60,000/- only paid by the purchaser to the vendors the receipt whereof the vendors doth hereby admit and acknowledge in full and final settlement.

The vendors doth hereby grant, convey, transfer, assign, absolutely and forever all that property morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendors now have good, valid and subsisting title of the said property morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing other and further houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendors or any person or persons claiming right through them and the vendors shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

13-7-09

Santosh Kumar
Kalyan Chandra Gope
13/7/09

That the vendors have not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendors have in any way or manner transferred or encumbered the said property or any part thereof or due to the defect of title of the vendors the purchaser suffer any loss of whatsoever nature the vendors along with all their heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof. The purchaser shall leave one feet six inches of land out of her own purchased land towards the proposed road side and shall construct drain to pass the waste-water out of her own pocket in the said lands.

That the purchaser shall here after pay an annual rent of Rs.0.75 paisas to the present landlord the state of Jharkhand and shall get her name mutated with the landlord Sheresta the state of Jharkhand. The vendors shall remain bound to give their full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the State of Jharkhand.

The vendors have delivered possession of the said property to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza – **SABALPUR** P.S. Saraidhela Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.11 Khatian No.18 (Eighteen) Plot No.783 (P) Area 3 Kathas 15 Chhataks i.e. 6.5 Decimals (Six and Half Decimals) of land with one pucca room standing thereon sold herewith. [As per plan attached herewith and shown in colour Red] [Plinth Area 100 sft. Constructed in the year 2006].

Butted & Bounded By:-
North :- 12 feet wide proposed Road.
South :- Plot No.777.
East :- Part of Plot No.775.
West :- Smt. Indu Kumari.

Value of Land Rs.1,62,000/-
Value of Structures Rs.50,000/-

Total Value Rs.2,12,000/-

13-7-09

Santosh Kumar
K Roger Chandra Gupta
13/7/09

IN WITNESSES WHEREOF the vendors doth hereby set and subscribe their hand out of their own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

1. [illegible] -
पिता श्री [illegible]
[illegible] 13/7/09
2. Abhimanyu Singh.
S/o Shri Radha Krishna Singh
Residence - Tetulmari Rly.
Colony Dhanbad.
13/7/09

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

Asha Devi 13/7/09
(SIGNATURE)

Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me and this deed has been drafted by me and printed in my office as per instructions given by the parties :-

13/7/09
Advocate, Dhanbad.

13-7-09

Mouza - Sabalpur No. (11) Dist. - Dhanbad

The part plan of land shown in red colour sold by (1) Sri Pravesh Chandra Dube & others of Sabalpur, Dhanbad do the hand of Smt. Asha Devi W/o Sri Rajendra Prasad Singh of Manaitand, Near Col Building P.S. - Dhansar Dist. - Dhanbad Under Khata No. 18 in Plot No. 783 (P) measuring an area 3 Katha 15 chh only.

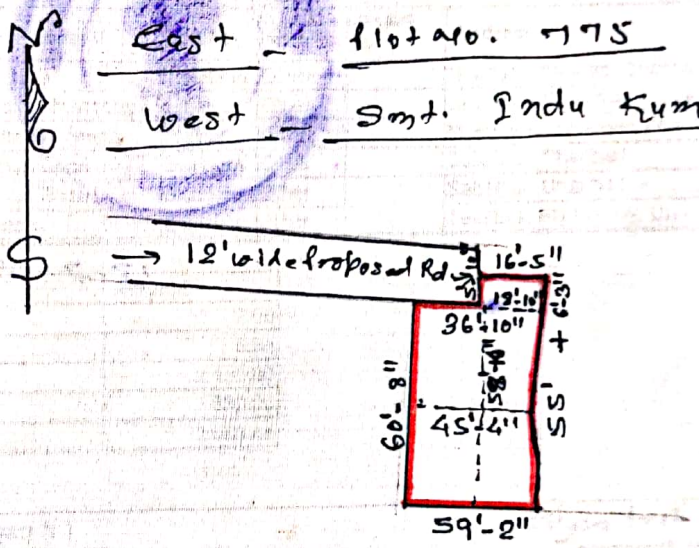
Boundry

North - 12' wide proposed Rd.

South - Plot No. 777

East - Plot No. 775

West - Smt. Indu Kumari



Site plan not to scale

Santosh Kumar

Khagen Chandra Ghosh
13/7/09

Drawn by.
C. R. Ghosh
Surveyor

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

Token Date/Time: 13/07/2009 12:28:01

Document Type	Sale Deed	Presenter	Santosh Kumar		
Presenter' Name & Address	Hirapur, Dhanbad, Dhanbad			Date of Entry	13/07/2009
Stampable Doc. Value	212000	DOE		Total Pages	22
Document Value	212000	Stamp Value	8500	Book	I
Special Type		Serial No.	0	CNO/PNO	
Remarks / Other Details	Santosh Kumar Attorney For Pravash Chandra Gope, Rajendra Pd. Gope, Basant Kr. Gope				

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
DHANBAD	11	0	SABALPUR	18	783			TAANRD	6.5 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Santosh Kumar	Sukar Gope	Business	Other		Hirapur, Dhanbad, Dhanbad
2	VENDOR	Khagen Chandra Gope	Late Rameshwar Gope	Service	Other		Sabalpur, Saraidhella, Dhanbad
3	VENDEE	Asha Devi	Rajendra Pd. Singh	H Wife	Other		Manaitand, Dhansar, Dhanbad
4	Identifier	Kashi Pd. Gope	Ishwar Lal Gope	Business	Other		Sabalpur, Dhanbad
5	Witness1	Kashi Pd. Gope	Ishwar Lal Gope	Business	Other		Sabalpur, Dhanbad
6	Witness2	Abhimanyu Singh	R.K. Singh	Business	Other		Tetultala, Rly Colony, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	2,120.00
4	SP	330.00
Total		2,453.44

Santosh. Kumar
प्रस्तुतकर्ता का हस्ताक्षर

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है।

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

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपरयुक्त (1) संतोष कुमार (2) खगेन चन्द्र गोप ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान काशी प्र० गोप पिता ईश्वर लाल गोप

निवासी सबलपुर पेशा व्यवसाय ने की।

निबंधन पदाधिकारी का हस्ताक्षर

निबंधन विभाग, झारखंड
धनबाद

Token No.38 Token Date: 13/07/2009 12:28:01
Serial/Deed No./Year :8241/7695/2009
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	**Santosh Kumar** Father/Husband Name:Sukar Gope (VENDOR) Hirapur, Dhanbad, Dhanbad		
2	**Khagen Chandra Gope** Father/Husband Name:Late Rameshwar Gope (VENDOR) Sabalpur, Saraidhella, Dhanbad		
3	**Asha Devi** Father/Husband Name:Rajendra Pd. Singh (VENDEE) Manaitand, Dhansar, Dhanbad	☒	☒
4	**Kashi Pd. Gope** Father/Husband Name:Ishwar Lal Gope (Identifier) Sabalpur, Dhanbad		
5	**Kashi Pd. Gope** Father/Husband Name:Ishwar Lal Gope (Witness1) Sabalpur, Dhanbad	☒	☒
6	**Abhimanyu Singh** Father/Husband Name:R.K. Singh (Witness2) Tetultala, Rly Colony, Dhanbad	☒	☒

Book No. I
Volume 219
Page 1 To 22
Deed No 8241/7695
Year 2009
Date 13/07/2009 14:15:43

District Sub Registrar

Signature of Operator