

11567Ravpn Sale Dhanbad. 800000 & 32010/10793



By declaration no 3167 dated 22-9-09

04AA 009725

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46 (1)

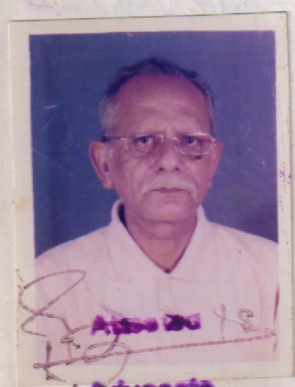
23

Attno -18,19 dated 22.09.09

22-9-09

22/9/09

Ashim Kumar Guha Mallick
22/9/09



DEED OF SALE

तपसील बर्गीत जमीन का मांग दर्शिका पंजी के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है

THIS DEED OF ABSOLUTE SALE is made on this the _____ day of SEPTEMBER, Two Thousand Nine BY & BETWEEN SRI ASHIM KUMAR GUHA MALLICK, son of Late Mahendra Guha Mallick, by faith Hindu, by occupation Business etc. resident of C.m.W.O.Co-operative Colony, Nutandih, P.S. and District Dhanbad, hereinafter called and referred to as the V E N D O R (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:

Fee paid
AQ 8000.00
Sg 2250
pr 94
8003 = 44

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AND IN FAVOUR OF

SRI PRABHAT RANJAN, son of Late Parmeshwar Sharma, by faith Hindu, by occupation Service - resident of Village and P.O. Yadavpur, P.S. Barwa Adda, and at present residing at Qtr. No.11/37 Jagjiwan Nagar, P.S. Saraidhella, District Dhanbad hereinafter called and referred to as the PURCHASER (which

005356/09

कोषागार से निम्न

कोषागार प्रशासक
धनबाद

Memo No. 3642/09-10
Issued to prabhat Ranjan
of 79971000 prajoon sardikela
Through
Non Judicial/Court Fee Stamps
of Rs. 32000/- (10,000 x 3 + 1000 x 2)

22/9/09
Accountant/Stamp Clerk
District Treasury, Dhanbar

दि. 22.9.09

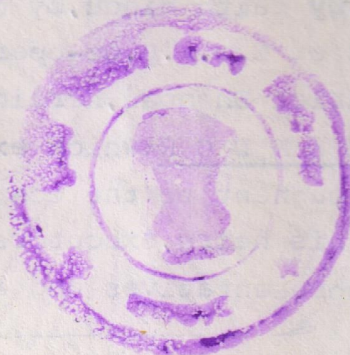
22/9/09

श्री श्री 730 सुधीर श्रीराम
सुधीर सुधीर श्रीराम
धनबाद धनबाद

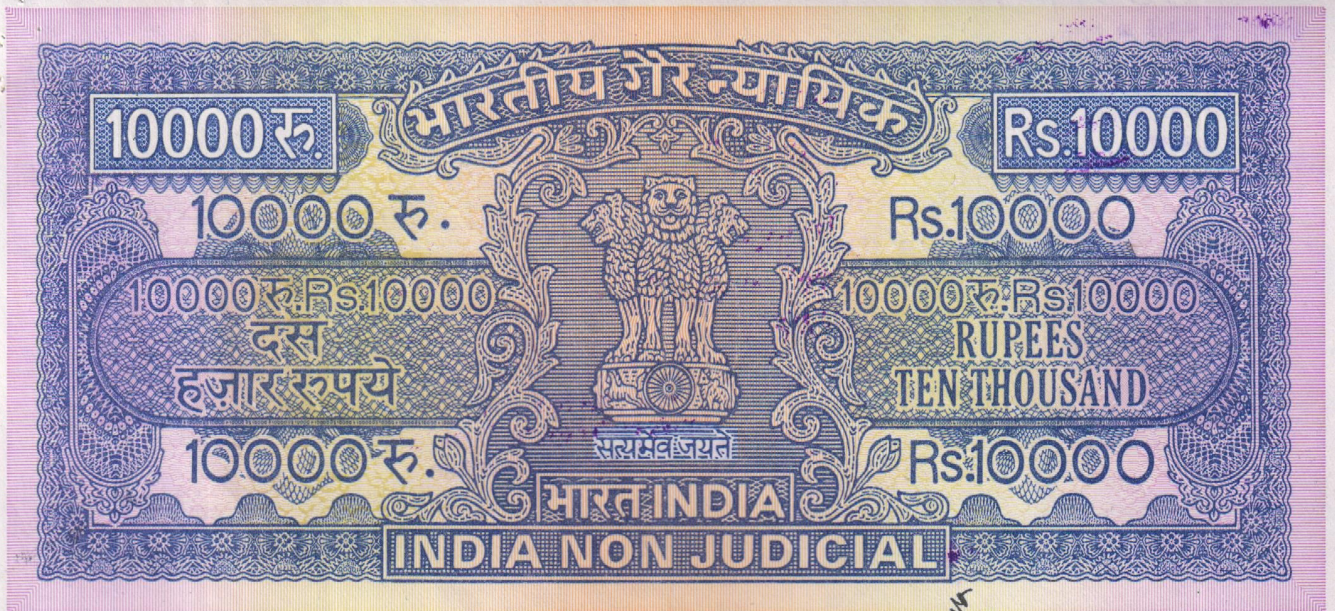
श्री सुधीर
22/9/09



Ashwin Kumar Gube Mallik
22/9/09



22/9/09



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Ashwin Kumar Guha Mallick
22/9/09

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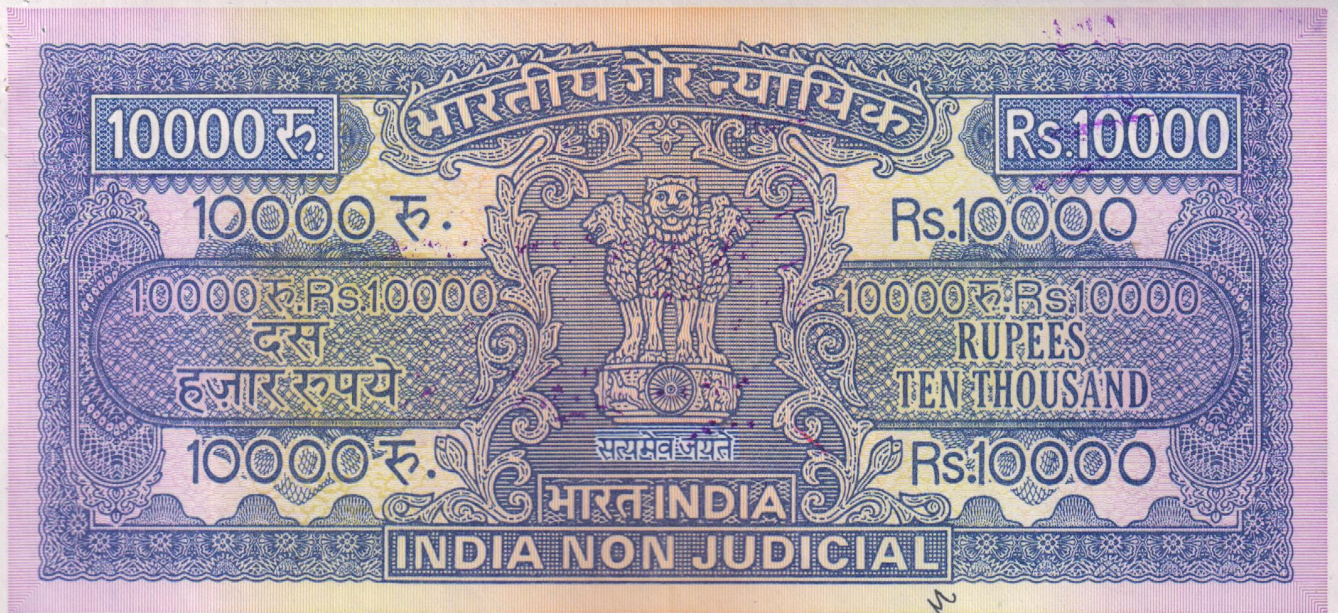
assignees) of the OTHER PART:

WHEREAS Sadhana Guha Mallick, sister of the vendor had purchased the below mentioned schedule property by virtue of Regd. Deed of Sale being No.6774 dt.22.12.1979 from Coal Mines Labour Welfare Organisation Employees House const. Co-operative Society, registered at Registrar of Assurance Calcutta and entered in Book No.1, Volume No.309 pages 535 to 546 for the year 1979 and since the date of purchase had been in peaceful possession thereof by making residential house thereon.

AND WHEREAS after the death of vendor's sister the vendor became the only legal heir and successor and inheriting the property, as Sadhana Guha Mallick died without marriage.

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of the property to meet his financial requirements.

AND WHEREAS the purchaser being the member of the aforesaid society agreed to purchase the said property and offered to pay a sum of Rs.8,00,000/- (Rupees eight lacs) only, as



04AA 009723

Ashim Kumar Jha Malley
22/9/09

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs.8,00,000/- (Rupees eight lacs) only, has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said property which is more fully 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 assign unto the purchaser by way of ABSOLUTE SALE all his 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 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.



Ashwin Kumar Jha
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 22/9/09

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the purchaser to in and over the vendor's property and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

IN WITNESS WHEREOF the vendor has set and subscribed his hands on this the day, month and year first above written.

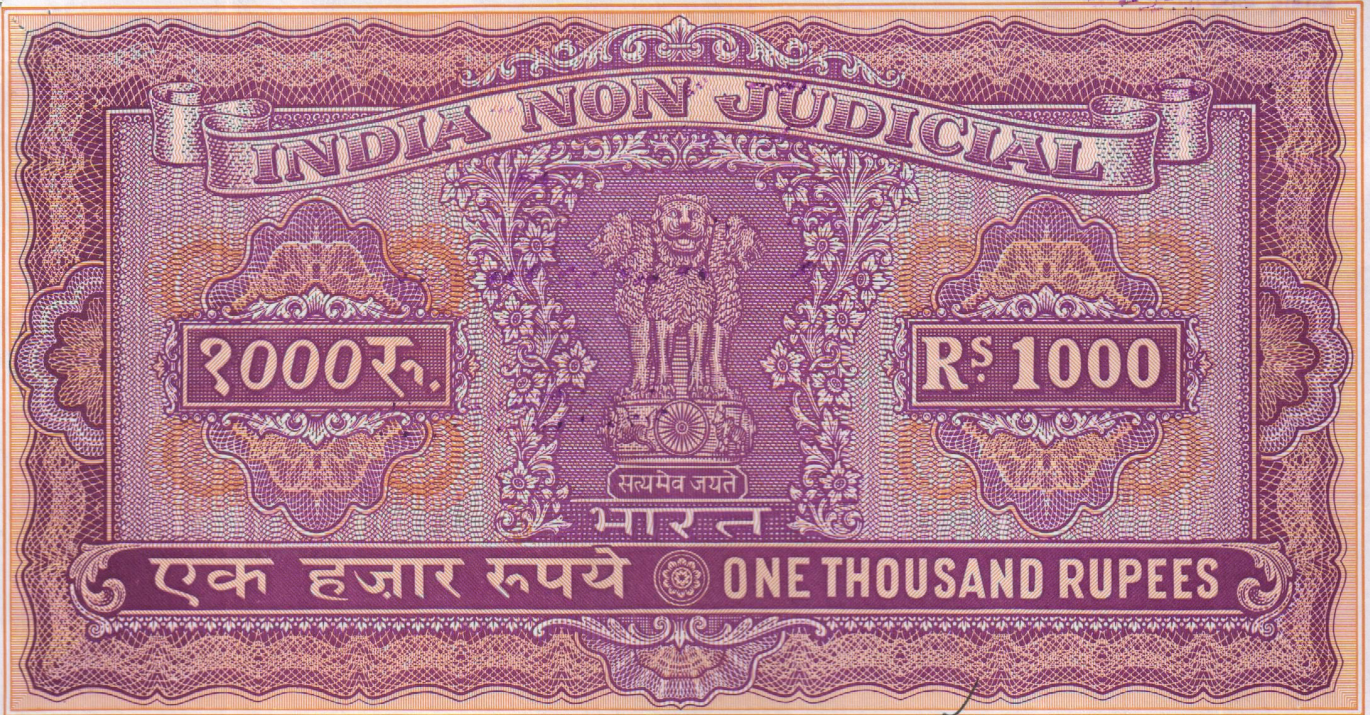
SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: SARAIHELLA, P.S. Dhanbad, at present P.S. Saraidhella, chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: SARAIHELLA, Mouza No. 8.

Comparising of Plot Nos. 3477, 3478, 3501 to 3509, 3515 to 3518 3520, 3523, 3539, 3813, 3826, 3917 to 3919, 3470, 3469 Area 19.98

Acres of land out of which a portion of land measuring an area 50'-6" x 81'-8" or to say 9.5 dec. MARKED AS SOCIETY PLOT NO. 54- out of which a portion of land measuring an area 4 kathas or to say 6.60 dec. of land together with one room Plinth area



Ashwin Kumar Gaur Malwa
22/9/09

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2. That the vendor doth hereby covenant with the purchaser that he is the true and lawful owner of the property and is in sole and exclusive possession over the said property and he has 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 vendor is not the true and lawful owner of the property or has other sharer or co-sharer or that the vendor has no right and authority to transfer the said property and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.

3. 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 sale deed.

4. That the vendor doth hereby further covenant with the purchaser to do or to execute all

Ashir Khand Gulu
Mankh
22/09/09

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under Subsidiary Road.

Butted and bounded by:-

NORTH: 22'-8" Co-operative Road.

SOUTH: Part of this Plot

EAST: Subhas Das Gupta

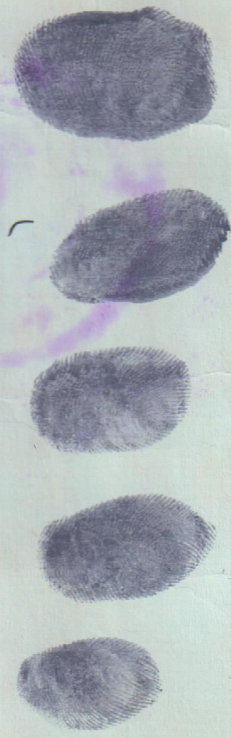
WEST: House of B. Prasad

Valuation of land	Rs. 7,50,000/-
Valuation of construction...		...	Rs. 50,000/-



E. No. 1627/1983

Prashant Ramnan



WITNESSES:

1. Pradeep Singh
S/O Gnder deo Singh
Vill - Pandar Palla
Dhambad.
22/9/09
2. Subhas Dasgupta
S/O. Late Suchansu Bimal
Dasgupta
VILL. NUTONCHI Dhambad
22/9/09

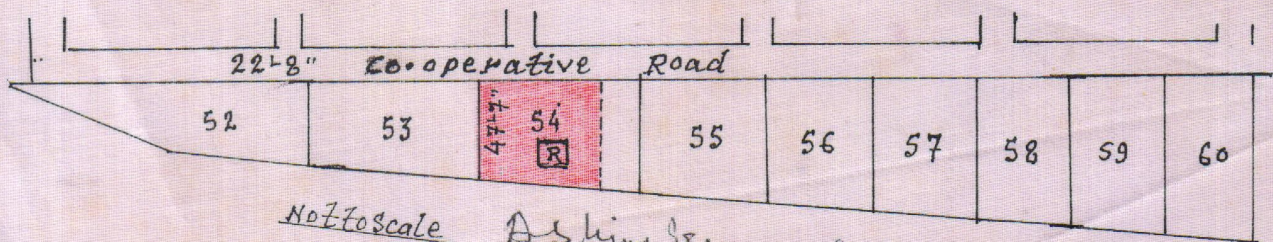
seller :- Sri Ashim Kumar Guha Mallick s/o Late Mahendra Guha Mallick of C.M.W.O. Co-operative Colony, Nutandih, P.S. & Dist. Dhanbad.

Purchaser:- Sri Probhat Ranjan s/o Late Parmeshwar Sharma of & P.O. - Yadavpur, P.S. - Barwadda at Present Residing at Qtr. No. 11/37, Jag - jivan Nagar, P.S. - Saraidhela, Dist. - Dhanbad.

Schedule:- Mouza - Saraidhela No. 8, P.S. - Dhanbad at Present P.S. - Saraidhela, comprising Plot Nos. 3477, 3478, 3501 to 3509, 3515, to 3518, 3520, 3523, 3539, 3813, 3826, 3917 to 3919, 3470, 3469 Area 19.98, Acres, of Land, out of which a Portion of Land Measuring an Area 9.5 Decimals out of which a Portion of Land Measuring an Area 4 Kathas, or to say 6.60 Decimals, Plinth Area 100 Sq. Ft. Marked as Society Plot No. 54,

Shown in colour red

Boundary:- north :- 22'8" Co-operative Road
south :- Part of this Plot,
East :- Subhas Das Gupta,
west :- House of B. Prasad,



Not to scale Ashim Kumar Guha Mallick
22/9/10

Plan made as Ref.
given by Vendor's.

Handy
CH



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No. 6

Token Date/Time: 22/09/2009 12:07:10

Document Type	Sale Deed	Presenter	Ashim Kumar Guha Mallick	Date of Entry	22/09/2009
Presenter Name & Address	C.C.W.O Co-Opreative Colony Nutan Dih, Dhanbad	DOE		Total Pages	18
Stampable Doc. Value	800000	Stamp Value	32000	Book	1
Document Value	800000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details	Khata Not Mention				

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
DHANBAD	8		SARAIHELHA	3477,3478				OR_Res	6.6 Decimal
DHANBAD	8		SARAIHELHA	3501,3509				OR_Res	Decimal
DHANBAD	8		SARAIHELHA	3515,3518				OR_Res	Decimal
DHANBAD	8		SARAIHELHA	3520,3523				OR_Res	Decimal
DHANBAD	8		SARAIHELHA	3539,3813				OR_Res	Decimal
DHANBAD	8		SARAIHELHA	3826,3917				OR_Res	Decimal
DHANBAD	8		SARAIHELHA	3919,3470				OR_Res	Decimal
DHANBAD	8		SARAIHELHA	3469				OR_Res	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	Ashim Kumar Guha Mallick	Late Mahendra Guha Mallick	Business	Other	Form 60	C.C.W.O Co-Opreative Colony Nutan Dih, Dhanbad
2	VENDEE	Prabhat Ranjan	Late Parmeshwar Sharma	Business	Other	Form 61	Yadavpur, P.S- Barwadda, Dhanbad
3	Identifier	Pradeep Singh	Indra Deo Singh	Business	Other		Pandarpala, Dhanbad
4	Witness1	Pradeep Singh	Indra Deo Singh	Business	Other		Pandarpala, Dhanbad
5	Witness2	Subhas Das Gupta	Late Sudhanshu Bimal Das Gupta	Business	Other		Nutandih, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	IP	0.94
3	A1	8,000.00
4	SP	270.00
Total		8,273.44

Ashim Kumar Guha Mallick

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त अशिम कुमार गुहा मल्लिक ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान प्रदीप सिंह पिता इन्द्र देव सिंह निवासी पण्डारपाला पेशा अंबादास ने की।

निबंधन पदाधिकारी का हस्ताक्षर