

1963



SALE DEED

Valued Rs.2,31,000/-.

(Rupees Two Lakhs Thirty One Thousand only)

THIS SALE DEED is made on this the 29 th day of March, 2010 at Seraikella, BY:

SHRI BHOLA SINGH, Son of Late Bhika Singh, by faith Hindu, by Caste Koiri, by Nationality Indian, by occupation Cultivation, resident of Village Dobo, P.O. Kapali, P.S. Chandil, District Seraikella-Kharsawan, hereinafter called the VENDOR (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, SHREE DEVELOPERS executors, legal representatives, nominees and assigns) of the One Part;

Partner

Aso — Aso —



min (2/5)

:2:

IN FAVOUR OF

SHRI UMA SHANKAR SINGH, son of Late Bishwanath Singh, by caste Rajput, by Nationality Indian, by Occupation Business, resident of 406 B/B, Bair Jhawara, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, hereinafter called the PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WITNESSETH AS FOLLOWS:

Whereas the land situated in Mouza Dobo, Thana No.331, Halka No.2, in Plot No.983, recorded under Khata No.145, Within P.S. Chandil, District Seraikella-Kharsawan, stands recorded in the name of the father of the present Vendor Bhika Singh, son of Mukund Singh, and he was in peaceful physical possession over the same; And

Sored Partner



37/MI &E

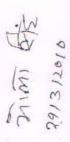
Whereas the said Bhika Singh died leaving behind the present Vendor as his only son and legal heir and successor and the present Vendor inherited the said landed property and came in peaceful physical possession over the same as an absolute owner thereof, without any interruption from any corner;

Whereas the Vendor being in urgent need of money for his personal emergent expenses, as such he has decided to sell the said land measuring Eight point two five decimals in portion of Plot No.983 under Khata No.145 situated in Mouza Dobo, Thana No.331, within P.S. Chandil, District Seraikella-Kharsawan, more fully described in the schedule below, to the present Purchaser on total consideration of Rs.2,31,000/-(Rupees Two Lakhs Thirty One Thousand) only on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

SHREE DEVELOPERS

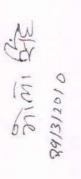




:4:

- That in consideration of a sum of Rs.2,31,000/-(Rupees Two Lakhs 1) Thirty One Thousand) only paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below land, the Vendor has conveyed and transferred by way of sale the schedule below land with all his rights, title, interest, possession easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendor or any other person or persons claiming under the Vendor.
- That the Vendor has delivered the peaceful possession of the 2) schedule below land to the Purchaser, absolutely free from all SHREE DEVELOPERS encumbrances, liens or charges of any kind whatsoever.

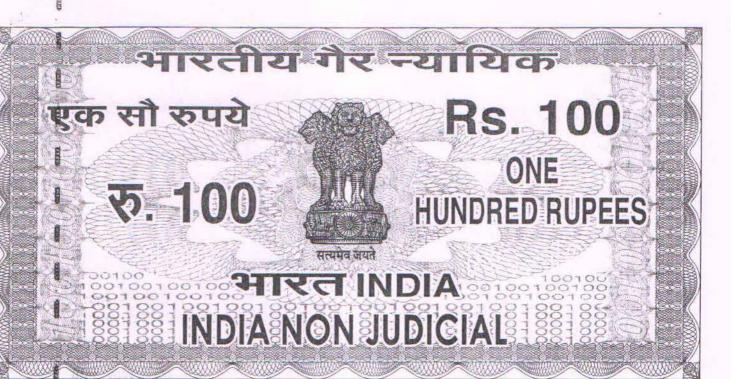




- :5:
- 3) That from today all rights, title and interest of the Vendor over the schedule below land vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
 - 4) That the Vendor is the sole and bonafide owner of the schedule below land and he is fully entitled to convey the same unto the Purchaser.
 - 5) That the purchaser shall be entitled to obtain mutation of schedule below land in his own name in the records of Landlord through Circle Officer at Chandil and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.
 - of schedule below land for road which will be a private road for the present purchaser and other purchasers those have purchased their respective lands from the present Vendor.

 SHREE DEVELOPERS

 Partner



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71.M. (2/E

7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.

SCHEDULE

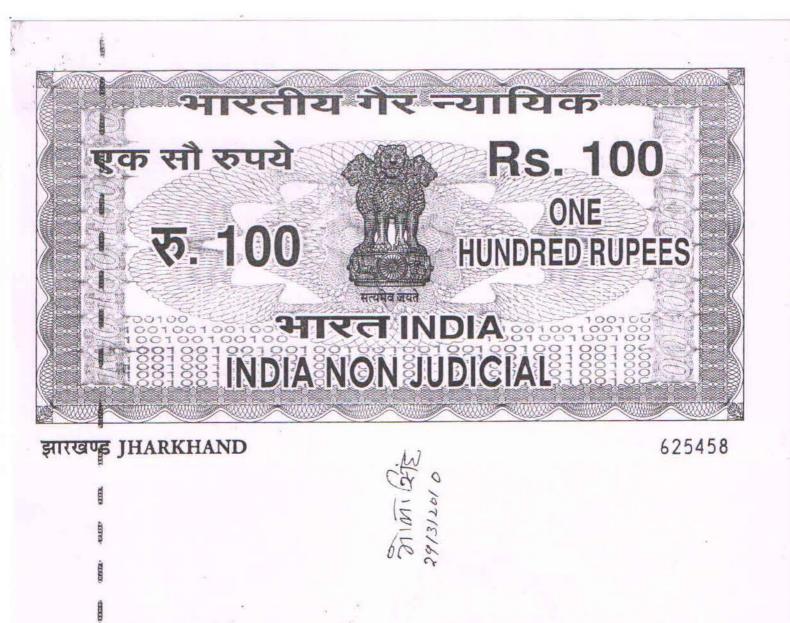
In Mouza Dobo, Thana No.331, Halka No.2, P.S. Chandil, District Sub-Registry Office Seraikella, District Seraikella-Kharsawan, Khata No.145 being Plot No.983 (Gora 3 land), measuring area on the North side: 60'ft, South side: 60'ft., East side: 60'ft and West side: 60'ft. = 3600 sq.ft i.e. SHREE DEVELOPERS 8.25 Decimals (Eight point two five decimals) bounded by:

North: Nii;

South: 20'ft Road (Left by the Purchaser) then Vendor Nij;

East : Bhagwan Mistri;

West: Mithu Yadav:



Annual Rent of Rs.50 paise, payable to the Anchal Adhikari, Chandil.

IN WITNESS WHEREOF the Vendor has signed this Sale Deed today at

: 7:

Seraikella on the date aforementioned.

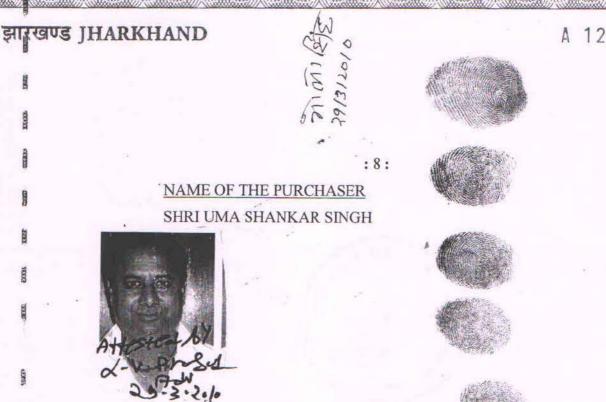
TNESSES: 2.7.5 of Lal Mati Dovi by the Pon of LV-Prosect 29.3.2010 Lal Mati Dovi W10 Bhola Singly R10 Dobo P.S-Chandie Dist service exo knot so wo Lambu kis kus/ Late Chartan Kisku knot so wo R10 Dobo P. S. Chandil 29.3.20/0 Dist-service la pist-service la effect, read over and explained the contents of this Sale Deed to the Drafted, read over and explained the contents of this Sale Deed to Executant / Vendor in Hindi who found and admitted the same to be true and correct. L.V. Profest Advocate

Typed by:

C. K. Do-S

29.3.20/0

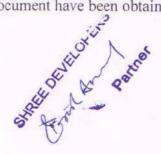




Umashankar singh. 29-3-10

Signature and Finger Print of Left Hand of the Purchaser.

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.



29.3.20/0



निबंधन विभाग, झारखंड सरायकेला

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 9

Token Date/Time: 29/03/2010 13:09:05

Document Type Presenter' Name & Address Sale Deed Dobo, Ps- Chandil Bhola Singh

Stampable Doc. Value

231000

29/03/2010

Document Value

Date of Entry 20

9250

Total Pages Book

Special Type

231000

Stamp Value Serial No.

CNO/PNO

Remarks / Other Details

Property Details:

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Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
CHANDIL	331	2	DOBO	145	983			Tanr	8.25 Decimal	220605

Presenter

DOE

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	Address
1	VENDOR	Bhola Singh	Late Bhika Singh	Cul.	Other		Dobo, Ps- Chandil
2	VENDEE	Uma Shankar Singh	Late Bishwanath Singh	Bus.	Other		406 B/B Bair Jhawara, Sonari, Ps- Sonari, Jsr
3	Identifier	Lal Mati Devi	W/O Bhola Singh	H/W	Other		Dobo, Ps- Chandil
4	Witness1	Lal Mati Devi	W/O Bhola Singh	H/W	Other		Dobo, Ps- Chandil
5	Witness2	Lambu Kisku	Late Chaitan Kisku	Cul.	Other		Dobo, Ps- Chandil

Fee Details:

SN	Description	n		Amount
1	LL			2.50
2	P		- 3	0.94
3	A1			2,310.00
4	SP		7	300.00
Total	0			2,613.44

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अन्रूप डाटा इंट्रि की गई है ।

डाटा इंद्रि ऑप्रेंस्र

उपरयुक्त 💹 । 🖂]

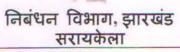
...ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

निबंधन पद्मिश

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Token No.9 Token Date: 29/03/2010 13:09:05

Serial/Deed No./Year :1540/1534/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Bhola Singh Father/Husband Name:Late Bhika Singh (VENDOR) Dobo, Ps- Chandil		
2	Uma Shankar Singh Father/Husband Name:Late Bishwanath Singh (VENDEE) 406 B/B Bair Jhawara, Sonari, Ps- Sonari, Jsr		
3	Lal Mati Devi Father/Husband Name: W/O Bhola Singh (Identifier) Dobo, Ps- Chandil		
4	Lal Mati Devi Father/Husband Name: W/O Bhola Singh (Witness1) Dobo, Ps- Chandil	×	×
5	Lambu Kisku Father/Husband Name:Late Chaitan Kisku (Witness2) Dobo, Ps- Chandil	× 12	×

Book No.		I				
Volume		54				
Page	221	То	240			
Deed No	1	1540/1534				
Year		2010				
Date	29/03/	2010 13	:48:58			
		0	110			

District Sub Registrar

Series Series

Signature of Operator