

279

52000 25000 28000 1005

575 500Rs.



विशेष विवरण...
 क...
 23
 12-1-05
 12-1-05

सदसाधिकारी...
 के अनुसार नमीन विविध रूप.रा से बाहर है।

न...
 के अनुसार...
 बड़े म...
 विक्रेता का नाम...
 1488 dt. 31-12-03

DEED OF SALE

Feafard
 ACI) 250-00
 NA) 36-00
 286-00
 Saks 250
 Am 894
 345
 289-44
 289
 289

THIS DEED OF ABSOLUTE SALE is made on this the 12th day of January, Two Thousand Five, BY & BETWEEN (1) SMT.KAJRI DEVI, wife of Sri Mangal Mahato, and (2) SRI APURVA KUMAR DUTTA, son of Kalipada Dutta, both by faith Hindu, by occupation Housewife, and cultivation resident of Manaitand, P.S.Dhanbad, District Dhanbad, hereinafter 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, successors, administrators, executors, legal representatives and assignees) of the ONE PART: Vendor No.1 herein represented through his constituted Attorney SRI PARMANAND PRASAD, son of Late Ramdeo Saw, by faith Hindu, by occupation Business resident of Lal Bungalow, Kangalo, P.S.Gobindpur, Dist. Dhanbad, vide Power No.568 dt.16.10.04 Registered before Dist.Sub registered Giridih.



4111-25-2415
12.9.89.
Apurva Kumar Dutta
17.1.85

-:2:-

AND IN FAVOUR OF

SRI CHANDRA SEKHAR PRASAD, son of Late Hiralal Sah, by faith Hindu, by occupation Service, resident of West Koiribandh Jharia, P.S. Jharia, District Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the survey settlement Plot No. 284, measuring an area 6 decimals of land appertaining to Khata no. 17 under P.S. Gobindpur, purchased by the vendor No. 1, Kajri Devi vide Deed No. 6003 dt. 22.5.89 from Sudhir Chandra Kumhar and others, Registered at Dhanbad sub registry office.

AND WHEREAS the vendor No. 2 Apurva Kumar Dutta also purchased 6 dec. of land out of the above mentioned

006691/04

dry

15047 29-12-04
 Charaba sekhar pl.
 Late H.L. Sah
 Kainibarah
 Thana
 509 (Affidavit)

184
v.4/05

15046
 Chudala
 29-12-04

Apurba Kr. Saha
 12/01/05



185
v.4/05

12.1.05

de cover 2005
 12-1-05



41/12/23 5/11/23
12.1.02
A. K. S. S. S. S.
12.1.05

-:3:-

plot, vide Deed No. 6002 dt. 22.5.89 from Sudhir Chandra Kumhar and others Regd. at Dhanbad sub registry office.

AND WHEREAS ever since the date of purchase the vendors herein now in peaceful possession over the said land and got their names mutated in the serista of the Landlord the State of Jharkhand and paying rent for the same under Thoka No. 375 and 209.

AND WHEREAS the vendors for discharging their liabilities and for various other reasons considered it advisable to sell a portion of land, measuring more or less 2 kathas 10 chhataks which is more fully described in the schedule below, unto a willing buyer to meet their financial requirement.

AND WHEREAS in course and as a result of negotiation between the parties hereto, the vendors agreed to sell and the purchaser agreed to purchase the said land, more fully and clearly described in the schedule below, for a consideration of the sum of Rs. 25,000/- (Rupees twenty five thousand) only.

As

15048 29-12-01
Charaka sevhar pd.
/ date H.L. Sah
Koiribardh
Thoria
S-(Lille)
15046
C. K. Jela
29-12-04



12-1-05

5/11/2014
No. 26
5/11/2014
Hombur Ky 2014
12-11-2014

-:4:-

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.25,000/- (Rupees twenty five thousand) only, which has been paid by the purchaser to the vendors (the receipt of the sum hereby admitted and acknowledged by the vendors) and in consideration of the terms and conditions hereinafter contained the vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser all the vendors entire right, title, interest and possession to in and over the said property morefully and clearly described in the schedule below alongwith all claims, demands, liberties, easements, privileges, advantages etc. appertaining to and belonging to or reputed or known to so appertain or so belong free from all encumbrances whatsoever ~~TO HAVE AND TO HOLD~~ the same peacefully and quietly for all times to come subject to the payment of proportionate rent in respect of the schedule land and together with all the right to construct building pucca or kutchra and to live thereon having full right and authority to transfer the same by sale gift, mortgage, exchange or otherwise as permitted by the law.

That the vendors hereby declare that they are the sole and exclusive owner of the property hereby sold and the vendors have good valid and perfect title over the said property and has absolute power to sell out grant, transfer, alienate, convey, assure and assign, the said property or every part of the same and the property is free from all encumbrances mortgage, lien, not ce, injunction or any other liability.

That the vendors doth hereby covenant with the purchaser that in future if the purchaser put to any loss or damage or deprived of any portion of the property due to any defects in the title of the vendors the vendors will remain liable and responsible to the purchaser to fully indemnify the purchaser against such loss or damages.



12-1-03

4/11/23 5/2/15
92-1-02.
Aparna K. Singh
12.1.02

--:5:--

That the purchasers shall get his name in the sherista of the Landlord the State of Jharkhand and pay proportionate rent 30 paise and the vendor shall render all the possible help and assistance to the purchasers in the matter of mutation etc.

That the vendors notice to sell their land to the Competent Authority Under Sec.26(I) of the Urban Land Celling and Regulation Act, 1976 vide Case No.1488 dt. 31.12.2003 and after expiry of sixty days the vendors have got no objection from the said authority executing the sale deed in favour of the purchaser as per the provisions of the said law.

IN WITNESS WHEREOF the vendors hereto set and subscribed their hands out of their own freewill and choice on the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: KANGALO, Mouza no.128, Police Station Gobindpur, chowki, sadar sub registry office and District Dhanbad.

MOUZA: KANGALO, Mouza no.128

UNDER KHATA NO.17

PLOT NO.284 out of which measuring an area 2 kathas 10 chhataks or to say 4.33 decimals of land is hereby sold by this sale deed as per plan attached herewith and shown in colour Red which is butted and bounded by:-

- NORTH: Part of Plot No.284.
- SOUTH: To-day purchased by Usha Devi
- EAST: 14' wide Road.
- WEST: Part of plot No.284.

--:6:-

4/11/24 5/11/15
12.1.24.
Aparna ka Datta
12-1-24

Certified that the duplicate
is the true and exact copy of
the original.

4/11/24 5/11/15
Signature of the vendors.
12.1.24.

Drafted by me, typed in my
office, read over and explained
the contents of this deed to the
executant and claimant.

WITNESSES:

Madam Chatterjee
Deed Writer, Dhanbad.
Lic no. 02/1990.

1. *श्री ००११ ५२११५*

श्री २-२१ ५१५१ ६१२१५२

2. *श्री ००११ ५२११५*



12-1-05



1
076 | 8205
147-26 | 1500
19-1-05

Seller :- (1) Smt. Kajri Devi w/o Sri Mangal Mahato of Manaitand, Dhanbad, Rep. by her Attorney:- Sri Pramanand Prasad s/o Late Ramdeo Saw of Lal Bungalow, P.S.- Gobindpur, Dist.- Dhanbad, (2) Sri Apurba Kumar Dutta s/o Kalipada Dutta of Manaitand, Dhanbad,

Purchaser :- Sri Chandra Shekhar Prasad s/o Late Hira Lal Sah of west Koiribandh Jharia, P.S.- Jharia, Dist.- Dhanbad

Schedule :- Mouza - Kangalo No. 128 P.S.- Gobindpur under Khata No. 17 Plot No. 284 (Part) Area 2 (two) Kathas, 10 (ten) ChhatakS. of Land

Shown in Colour red,



