

6812 Sale Value 1,68,000/- Samp 7000/- Adhyam 6790 5000Rs.



Binod Kumar Srivastava
11/11/2011



Binod Kumar Srivastava
11/11/2011

बिनोद कुमार श्रीवास्तव

SALE DEED

Valued Rs.1,68,000/-

THIS SALE DEED is made on this the 11/11 day of November, 2011 at Seraikella ; B Y : MR. BINOD KUMAR SRIVASTAVA, son of Late U.S.P. Srivastava, by faith Hindu, by Naionality Indian, by occupation Retired person, resident of 'H.No.D/3, 'D' Road, Anil Sur Path, Uliyan within P.S. Kadma, Jamshedpur-831 005, District East Singhbhum, hereinafter called the VENDOR, (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrator, legal representatives, nominees and assigns) of the One Part;

Handwritten notes and signatures on the left margin, including the name 'Sachin' and other illegible scribbles.



Signed Tenant Sivasankar
11/11/2021

: 2 :

IN FAVOUR OF

MR. NAGENDRA KUMAR SINGH, son of Late Bhikham Singh, by faith Hindu, by Nationality Indian, by occupation Retired person, resident of Qr.No. 11, T.C. Cross Road No.2, B.H. Area, Kadma, within P.O. & P.S. Kadma, Jamshedpur-831 005, 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 Vendor is the absolute owner of land measuring 0.01¼ Acre (One and One-fourth decimal) in portion of New Plot No.509, corresponding to Old Plot Nos.381 and 242, under New Khata No. 213 corresponding to Old Khata No.126, situated in Mouza Asangi, Ward No.4, ANAC Thana No. 126 Adityapur, within P.S. Adityapur, District



Niraj Kumar Sivanandan
11/11/2011

Seraikella-Kharsawan which the Vendor has purchased by virtue of a registered Sale Deed No. 2406, dated 07.07.1993 registered at Seraikella Sub-registry Office from its former owner Sri Kaushal Kishore Mishra son of Sri Janardhan Mishra, on payment of valuable consideration amount; And

Whereas, since the date of purchase the present Vendor has been in peaceful physical possession and enjoyment over the aforementioned land without any interruption from any corner and got the said land mutated in his own name in the office of the Circle Officer, Gamharia, vide Mutation Case No.173/94-95; A n d

Whereas the Vendor expressed his desire to sell the land area measuring 0.01¼ Acre (One and One-fourth decimal) in portion of New Plot No.509, corresponding to Old Plot Nos:381 and 242, under New Khata No. 213 corresponding to Old Khata No.126, situated in Mouza Asangi, Ward No.4, ANAC Thana No. 126 Adityapur, within P.S. Adityapur,

Mud Kumar Sirvaastava
11/11/2011

: 4 :

District Seraikella-Kharsawan, more particularly described in the schedule below to the Purchaser on total consideration of Rs.1,68,000/- (Rupees One Lakh Sixty Eight Thousand) only and the Purchaser has also agreed to purchase the aforesaid land fully described in the schedule below, on the aforesaid sale price, on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1) That in consideration of a sum of Rs.1,68,000/- (Rupees One Lakh Sixty Eight 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 property, 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 him.
- 2) That the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.
- 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 he 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 property and he is fully entitled to convey the same unto the Purchaser.
- 5) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:

Subodh Kumar Srivastava
11/11/2011

- i) that the Vendor is the lawful owner of the schedule below property and accordingly he has transferred the same in favour of the purchaser.
- ii) that no right of easements of any kind is available to any other person or persons in respect of the use and enjoyment over the said property.
- iii) that the Vendor has handed over the relevant documents in connection with the schedule below property to the purchaser.
- iv) that the purchaser shall be entitled to obtain mutation of schedule below property in his own name in the records of Landlord through Circle Officer at Gamharia and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.
- 6) 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 property.
- 7) That the schedule below land is situated in the Branch Road.

SCHEDULE

All that piece and parcel of riyati homestead land area measuring 0.01¼ Acre (One and One-fourth decimal) in portion of New Plot No.509, corresponding to Old Plot Nos.381 and 242, under New Khata No. 213 corresponding to Old Khata No.126, situated in Mouza Asangi, Ward No.4, ANAC Thana No. 126 Adityapur, within P.S. Adityapur, District Seraikella-Kharsawan Dist. Sub-registry Office at Seraikella, which is bounded as follows :

North : Plot No.510;

South : Rasta;

East : Rasta;

West : Mr. Ravindra Kumar Sharma;

Annual Rental Rs. 2/- only payable to the Landlord through Circle Officer at Gamharia.

: 6:

Annual Rental: Rs. 2/- only payable to the Landlord through Circle Officer at Gamharia.

NOTE:

Land measuring One and one-fourth decimal approx. (Homestead)

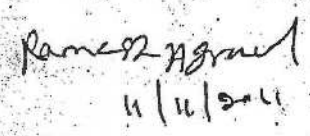
Stamp duty at the rate of Rs.1,32,900/- per decimals

Stamp value Rs.1,32,900/- X 1.25 = Rs.1,66,125/-

IN WITNESS WHEREOF the Vendor has signed this Sale Deed today at Seraikella on the date aforementioned.

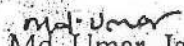
WITNESSES:

1)  11/11/2011

2)  11/11/2011

Drafted, read over and explained the contents of this Sale Deed to the Executant / Vendor in Hindi who found and admitted the same to be true and correct.

Typed by:


Md. Umar, Jsr. Court.


Advocate

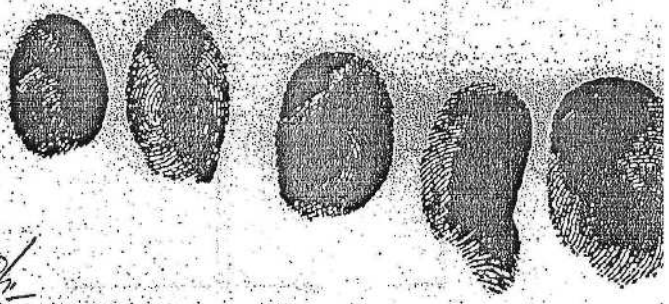
Nagendra Kumar Bivanshans
11/11/2011

: 7 :

NAME OF THE PURCHASER
MR. NAGENDRA KUMAR SINGH



Nagendra Kumar Singh



Nagendra Kumar Singh

Signature and Finger Print of Left Hand of the Purchaser

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

[Signature]
11/11/2011
Advocate *2912240103*

Indexing



निबंधन विभाग, झारखंड
सरायकेला

Token No. 7 Token Date: 11/11/2011 14:54:37

Serial/Deed No./Year : 6812/6790/2011

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Binod Kumar Srivastava Father/Husband Name: Late U.S.P. Srivastava (VENDOR) H. No- D/3 'D' Road Anil Sur Path, Uliyan, P.S. Kadma, Jsr		
2	Nagendra Kumar Singh Father/Husband Name: Late Bhikam Singh (VENDEE) Qr. No- 11, T.C. Cross Road No- 2, B.H. Area, Kadma, Jsr		
3	Dinbandhu Agarwal Father/Husband Name: Late R.K. Agarwal (Identifier) 196, Kashidih, P.S. Sakchi, Jsr		
4	Dinbandhu Agarwal Father/Husband Name: Late R.K. Agarwal (Witness1) 196, Kashidih, P.S. Sakchi, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
5	Ramesh Agarwal Father/Husband Name: Late B.L. Agarwal (Witness2) 196, Kashidih, P.S. Sakchi, Jsr	<input type="checkbox"/>	<input type="checkbox"/>

Book No.

Volume

Page

Deed No

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Date

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District Sub Registrar

Signature of Operator