



Taxation Dept

15/12/2008

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The Vendor No 1 and 2 are represented through their Constituted Attorney namely the Vendor No 3 Vide Attorney Deed No IV- 1223 dated 19-12-2007 registered at Jamshedpur Dist. Sub-registry office, hereinafter called the VENDORS (Which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns ) of the One Part;

IN FAVOUR OF

M/S. DAYAL BUILDERS, a Proprietorship Firm having its Office at Jugsalai Jamshedpur, represented through its Proprietor SHRI SURENDER PAL SINGH, son of Mr. Gurdayal Singh by faith Sikh, by Nationality Indian, by occupation business, resident of Gouri Shankar Road Jugsalai within P.S. Jugsalai, Town Jamshedpur, District East Singhbhum,

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hereinafter called the PURCHASER ( Which expression shall unless, excluded by or repugnant to the context, mean and include its heirs , successors, executors, administrators, legal representatives, nominees and assigns ) of the Other Part;

Witnesseth as follows:-

Whereas the lands mentioned under Khata No 9 of Mouza Chhota Govindpur, thana no1194 P.S.Parsudih, Jamshedpur has been recorded in the recent survey settlement operation, in the names of Makra Bagal, Chhutu Bagal, Jiban Bagal, and their other co-sharers; And

Whereas in the remarks column of aforesaid khatian the Plot No 894 of Mouza Chhota Govindpur, under Khata No 9 have been shown in the joint possession of said Makra Bagal Chhutu Bagal, Jiban Jagal, Kalipado Bagal and Nunu Bagal;

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Whereas according to family arrangement, the said Makra Bagal has got Six decimals in Portion of Plot No 894 the said Chhutu Bagal has got land measuring Seven Point Four Two decimals, in Portion of Plot No 894, said Jiban got land measuring Eight Point Two Five decimals in Portion of Plot No 894 and ~~their nephew said Kalipada Bagal and Nunu Bagal~~ have jointly got Two Point Three Three decimals in Portion of Plot No 894, of Mouza Chhota Govindpur, thana no 1194, under Khata No 9; And

Whereas the nephews have sold their respective share of land to the present purchaser; And

Whereas ~~said Jiban Bagal and his wife both died and there- after their only son Fakir Gope sold the aforesaid land measuring Eight Point Two Five decimals in Portion of Plot No 894 under Khata No 9 of Mouza Chhota Govindpur to the~~

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Vendor No3, by registered Sale Deed No7089 dated 31-12-2005; and after the death of said Chbutu Bagal, his two sons have jointly sold the said land measuring Seven Point Four Two decimals in Portion of plotNo 894 under Khata No 9 of Mouza Chhota Govind to Vendor no 3 by registered Sale Deed no 2114 dated 16-3-2007 registered at Jamshedpur Dist. Sub-registry office; And

Whereas after the death of said Makra Bagal , his two sons namely the Vendor No 1 and 2 have jointly inherited and came in possession of land left by their deceased father Makra Bagal, i.e. measuring Six decimals in Portion of Plot No 894 under Khata no 9 of Mouza Chhota Govindpur, as the lawful owners thereof; And

Whereas at present vendors no 1 to 3 are in joint possession of land measuring Twentyone Point Six Seven decimals in Portion of Plot No 894, under Khata No 9 of Mouza

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Chhota Govindpur, as the lawful owners thereof; And  
Whereas Vendors have jointly decided to sell their  
aforesaid total land measuring Twentyone Point Six Seven  
decimals in Portion of plot No 894 under Khata No 9 of  
Mouza Chhota Govindpur more fully described in the schedule  
below, to the purchaser, on total consideration amount  
of Rs.2,50,000/- (Rupees Two Lakhs Fifty thousand ) only  
and they have agreed to divide the consideration amount  
among themselves according to their respective shares of  
land, which they have sold jointly in this sale deed.

Now this Sale Deed Witnesseth as follows:-

- 1) That in consideration of a sum of Rs.2,50,000/-  
(Rupees Two Lakhs Fifty thousand ) only paid by the  
Purchaser to the Vendors the receipt of which sum the  
Vendors hereby jointly and severally admit and acknowledge  
as full, final and the highest consideration amount against

Transferred to  
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the sale of the schedule below land, the vendors have jointly conveyed and transferred by way of sale the schedule below land with all their rights, title, interest possession, easements and appurtenances thereto in favour of purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption, hindrance or disturbances from or by the present vendors or any other person or persons claiming under them.

2) That the Vendor have jointly delivered the peaceful possession of the schedule below land to the purchaser, absolutely free from encumbrances, liens or charges of any kind whatsoever.

3) That from today all rights, title and interest of the vendors over the schedule below land vested

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completely with the purchaser, who has become the lawful owner of the same and the purchaser is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.

4) That the purchaser shall be entitled to obtain of the schedule below land in its own name in the records of the Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in its own name.

5) That the Vendors have 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.

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6) That the vendors have handed over the title deeds, in connection with the schedule below land, to the purchaser.

Schedule

All that Piece and Parcel of Raiyati land (Don III) measuring an area of Twenty One Point Six Seven decimals in Portion of Plot No 894 ( Eight Hundred Ninetyfour ) under Khata No 9 ( Nine ) in Mouza Chhota Govindpur, Thana No 1194, within P.S.Parsudih, town Jamshedpur Dist. East Singhbhum, Dist. Sub-registry office at Jamshedpur which is bounded as follows:-

North :- Portion of Plot no 894 Dayal Builders

South :- Plot No 891

East :- Plot Nos 889, 890 and 895

West :- Plot No 893

Annual rental of Rs1/- only payable to the Landlord through Circle Officer at Jamshedpur

15/12/2008

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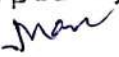
In Witness Whereof the Vendors have signed this Sale Deed today ~~at Jamshedpur~~ on the date aforementioned.

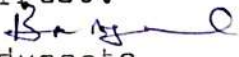
Witnesses:-

1) Ramesh Aggarwal  
15/12/2008

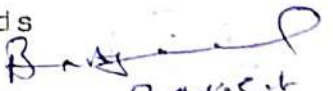
2)   
15/12/2008

Drafted, read over and explained the contents of this sale deed to the Executants/Vendors in Hindi who found and admitted the same to be true and correct.

Typed by  
  
Md. Umar, Jsr. Court

  
Advocate  
18/12/2008

Original and duplicate are same and exact copy of each other and this sale deed has 1200 words

  
Advocate  
18/12/2008

8002/2/51  
15/1  
Tender for

: : 11 : :

Name of the Purchaser:

M/S. DAYAL BUILDERS, represented by its  
Proprietor Mr. Surender Pal Singh.



*Signature*

Mr. B. Agarwal  
Advocate

*Signature*  
Surender Pal Singh

Signature and finger prints of left hand  
of the purchaser.

Certified that the finger Print or Left hand  
of each person whose Photograph is  
affixed in this document have been  
obtained by me or before me

*Signature*  
**Mr. B. Agarwal**  
Advocate  
18/2/2008



निबंधन विभाग, झारखंड  
जमशेदपुर  
जांच पर्चा-सह घोसणा प्रपत्र (नियम 114)

Token No: 11

Token Date/Time: 04/03/2008 12:28:52

1. Document Type	Sale Deed	2. Presenter	Tarani Gope
3. Presenter Name & Address	Bara Govindpur, P.S. Parsudih, Jsr, Dist: E. Singhbhum		
4. Date of Entry	03/04/2008	5. DOE	6. Total Pages 26
7. Document Value	250000	8. Stamp Value	10000
9. Special Type		10. Serial No.	0
11. Remarks / Other Details			

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR (RURAL)	1194	0	CHHOTAGOVINDPUR	9	894			DON	21.67 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	Tarani Gope	Lt. Hare Krishna Gope	Business	Other		Bara Govindpur, p.s. Parsudih, JSR, Dist: E. Singhbhum
2	VENDEE	Surender Pal Singh	Shri Gurdayal Singh	Business	Other		Gouri Shankar Road, Jugsalai, p.s. Jugsalai, JSR, E. Singhbhum
3	Witness1	Ramesh Ararwal	Shri Babu Lal Agarwal	Business	Other		Kasidih, Sakchi, JSR
4	Witness2	Dinbandhu Agarwal	Lt. Ram Kishore Ararwal	Business	Other		Kasidih, Sakchi, Jsr
5	Identifier	Ramesh Ararwal	Shri Babu Lal Ararwal	Business	Other		Kasidih, Sakchi, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	2,500.00
4	SP	390.00
Total		2,893.44

उपर्युक्त प्रविष्टिया दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्रि कि गई है।

*Tarani Gope*  
प्रस्तुत्कर्ता का हस्ताक्षर

*Sangay Kumar*  
डाटा इंट्रि-ओपरेटर्स का हस्ताक्षर

उपर्युक्त .....ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

नियासी

*Tarani Gope*

*Ramesh Ararwal*

पिता

ने की।

*Tarani Gope*

*Sangay Kumar*

निबंधन पदाधिकारी का हस्ताक्षर

*Sangay Kumar*

Sch. XIV-F.No. 180V

जिला का नाम

Yashwantrao Chavan

V

रसीद मालगुजारी

N-13

अनुमण्डल का नाम

वाठान

फरद मालकी/फरद रैयती

अंचल का नाम

जमशेदपुर

नाम रैयत मय वल्लिदयत जमाबन्दी

नाम सर्कल। नाम मौजा मय

कलिंगदिगुम

वो सकुनत नम्बर। JB

थाना वो थाना नम्बर

1194

41

454051

खाता संख्या	खेसरा संख्या
91854	891/82 W.P.

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

21.67 सीतमील

मेलत दपाल विस्त, प्रो. श्री सुकेत

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबद	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	40.00	/				08/08
गुजारी } (भावली)	10.00					
सेस	20.00					
*सूद	20.00					
मुतफरकात	8.00					
मीजान	98.00					

तफसील अदायकारी

अदायकारी बाबद	तीन वर्ष से ज्यादा	बकाया				मोतालबा हाल	फाजिल
		3रा वर्ष	2रा वर्ष	1ला वर्ष			
माल } (नकदी)	/				08/08	1	
गुजारी } (भावली)							
सेस							
*सूद							
मुतफरकात							
मीजान अदायकारी							

(1) मीजान कुल (लफजों में) 98.00 रूपय मात्र

(2) नाम देहिन्दा - सु

(3) कुल बकाया-

दस्तखत वो तारीख अमला तहसील कुनिन्दा

30/8/08

\*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

M.C. 17/10-160/08.09 of. 12/5/08





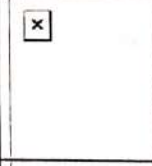

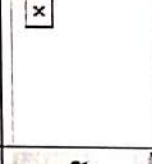
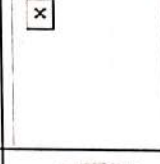




निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.11 Token Date: 04/03/2008 12:28:52

Serial/Deed No./Year :2173/1878/2008

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Tarani Gope</b> Father/Husband Name: Lt. Hare Krishna Gope (VENDOR) Bara Govindpur, p.s. Parsudih, JSR, Dist: E. Singhbhum		
2	<b>Surender Pal Singh</b> Father/Husband Name: Shri Gurdayal Singh (VENDEE) Gouri Shankar Road, Jugsalai, p.s. Jugsalai, JSR, E. Singhbhum		
3	<b>Ramesh Ararwal</b> Father/Husband Name: Shri Babu Lal Agarwal (Witness1) Kasidih, Sakchi, JSR		
4	<b>Dinbandhu Agarwal</b> Father/Husband Name: Lt. Ram Kishore Ararwal (Witness2) Kasidih, Sakchi, Jsr		
5	<b>Ramesh Ararwal</b> Father/Husband Name: Shri Babu Lal Ararwal (Identifier) Kasidih, Sakchi, Jsr		

Book No. I  
Volume 78  
Page 465 To 490  
Deed No 1878/2173  
Year 2008  
Date 04/03/2008 13:38:58

  
District Sub-Registrar

## CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Jamshepur

Halka : III

Name of State : Jharkhand

Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karnachari	Remarks
1	2	3	4	5	6	7	8	9	10
	171/C-160 2008-09	छोटगोविन्दपुर	घाटशिला 1194	9 1-9	अंचल अधिकारी जमशेदपुर 17.05.2008	निर्वाचित बिक्री केवाला संख्या 1878, दिनांक 04.03.2008	जमाबन्दी शैत - प्रहलाद गाला, जीवन गाला एवं अन्य खाता नं० 894 प्लॉट नं० 21.67 डी0 9		



EMO No.

Date

Circle Officer/Anchal Adhikari, Jamshepur.

Forwarded to the karnachari, Halka No. III

For Information and necessary action

Circle/Anchal : Jamshepur.

रघुन कुमार मिश्रा

A