

9449

10080



31-7-09

01AA 008637

विशेष निवेदन 21 नं. 2011
 21-7-09
 31-7-09
 31-7-09



Shekha Gaudal
 31-7-09



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 31st day of July Two Thousand Nine by and BETWEEN Sri (1) SRIANAND MAHATO, S/o Late Gaya Ram Mahato, (2) SRI RAJESH MAHATO Alias Doman Mahato, S/o Late Binod Mahato, (3) SRI SURESH MAHATO, (4) SRI BIRENDRA MAHATO, both S/o of Late Tulsi Mahato, (5) SRI RATI KANT MAHATO, (6) SRI RANJEET KUMAR MAHATO, both S/o Late Prabhu Mahato all by faith-Hindu, by cast Kurmi by occupation- Cultivision & Business, residence of Saraidhela, P.S.- Saraidhela, Distt.- Dhanbad in the State of Jharkhand Chouki Sadar Registry Office, Dhanbad, here in after called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant) to the context be deemed to mean and include their heirs executors, administrators, representatives and assigns of the **ONE PART INDIAN CITIZEN.**

31-7-09
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004216/09

ਦੇ ਪ੍ਰਕਾਰ ਅਨੁਸਾਰ
ਸਰਕਾਰੀ ਦਸਤਾਵੇਜ਼
ਦੀ ਪ੍ਰਕਾਰ

Memo No. 2529/09-10

Issued to, Sri. Rajeshwari Lt. Singh @ Rajesh-
war Goushale Pazar, Goushale War pd. Singh

Through.....

Non Judicial/Court Fee Stamps

Rs. 23,000/- (10,000 x 2 + 1000 x 3)

24/7/09
Accountant/Stamp Clerk
Senior Treasury, Dhanbari

31-7-09 1071-0

IV 555 A. 20-7-09
392 " 30-5-09
291 MS 07

ਮੁਕਾਬਲਾ ਮੁਕਾਬਲਾ ਮੁਕਾਬਲਾ
ਮੁਕਾਬਲਾ ਮੁਕਾਬਲਾ ਮੁਕਾਬਲਾ

31-7-09



Advocate
E. No. 162/1993

Rekha Gaud
31-7-09





04AA 008638

Rekha Mondal
31-7-09

Represented by their constituted attorney REKHA MONDAL, W/o Late Manindra Nath Mondal, by faith- Hindu, by cast- Sumondal, by occupation- Business, resident of Saraidhella, P.S.- Saraidhella, Dist.- Dhanbad, vide Power No.- IV 555, IV 391.... dated 20.7.09, 30.5.09..., Registered at Dhanabd, Sub-Registry Office, Dhanbad.

AND IN FAVOUR OF

SRI RAJESHWARI PRASAD SINGH, Allias Rajeshwar Prasad Singh, S/o Late Subh Narayan Singh, by faith- Hindu, by Cast - Rajput, by occupation- Service, Resident of. Gaushala Bazar, P.O.- Motinagar, P.S.- Sindri, District- Dhanbad, Chowki Sadar Sub-Registry Office, Dhanbad in the State of Jharkhand herein after called and referred to as the **PURCHASER** (Which expression all excluded by or repugnant to the context be deemed to mean and include his/ heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART INDIAN CITIZEN.**



Neelagrandd
31-7-09

AND WHEREAS the land which is morefully described in the Schedule below of Mouza- Saraidhela, Mouza No.- 8, Khata No.- 78 as the Raiyati land recorded in the last survey settlement.

AND WHEREAS the land which is morefully described in the schedule below of Khata No. 78 of Mouza- Saraidhela, Mouza No.- 8 under P.S.- Dhanbad, Chowki Sadar Registry Office, Dhanbad, District- Dhanbad, originally recorded in the name of Prayag Mahato & others is the last survey settlement operation.

AND WHEREAS as the Vendors mutated their names in the serista of Jharkhand Sarkar and Paying the rent vide Thoka No. 78 respectively.



Resha Mandal
31-7-09

AND WHEREAS on the New Survey Settlement published in the year 2007 the above plot recorded in the name of the Vendors's father.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession there of became desirous of selling a portion of property measuring an area of 3.00 Katha of land unto a willing purchaser to meet their personal expenses.

AND WHEREAS the purchaser have agreed to purchase the same and offered to pay a sum of Rs. 3,50,000.00/- (Rupees Three lacs fifty thousand) only the highest thereof.

AND WHEREAS the vendor has accepted the after of the purchaser and agreed to sell the said property on that consideration.

AND WHEREAS as the stamp duty is being paid as per rate fixed by the Govt. for Rs. 5,75,000.00 (Rupees Five Lacs Seventy Five Thousand Only)



Alexander G. M. D. D.
31-7-09

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in consideration of the money paid by the purchaser to the vendor (the receipt whereof the vendor both hereby admits and acknowledge) the vendor hereby transfer and assign unto the purchaser by way of ABSOLUTE SALE all that piece and parcel of Raiyati holding lands described in the schedule below hereto under TO HAVE TO HOLD the same to and unto the cause of the purchaser absolutely and favour and enjoy the same with liberty to deal with the same by sale gift mortgage by making houses etc. thereon, by living thereon or by letting out the same to any person claiming to or in any way appurtenant thereto or usually held there with or reputed to belong or be appetent so to be and with such further covenants and indemnities which is hereby agreed to and assured to the purchaser by the vendor.

Rekha Gaudal
21-7-09

That, the vendor hereby covenant with the purchaser that he is the true and lawful owner of the land and is entitled to convey the same unto the purchaser and there is no other claimant or heirs to the property hereby conveyed and in case in future and defect of title of the vendor comes to light the vendor shall be liable to compensate the purchaser in every respect thereof.

That, no right of casement of any kind is available to any persons in respect of the use and enjoyment of the property hereby conveyed.

That, the property is free from all encumbrances and charges and all rents and taxes due in respect if the same have been paid upto date of Sale Deed and in the event of any encumbrances or public charges of the aforesaid found to be due in respect of the same shall payable by the vendor.

That, the purchaser shall hereby pay the proportionate annual rent and cess 1.00 Rupees to the landlord the State of Jharkhand and the purchaser will be liable for the same from this date and also for the imposed tax or taxes if any.

That, the purchaser shall get his/her name mutated in the serista of the landlord the State of Jharkhand and the vendor shall render all possible and assistance to the purchaser in getting the purchaser's name mutated in the serista of the landlord the State of Jharkhand.

AND WHEREAS the physical possession of land handed over to the purchaser.

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his own free will and choice on this the day, month and year first above written.

Rekha C

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza- Saraidhela, P.S.- Saraidhela, Chowki Sadar Sub Registry Office, Dhanbad, District- Dhanbad.

Mouza- Saraidhela, Mouza No.- 8, Old Khata No.- 78, Plot No.- 547, Total Area 3.00 Katha of land including one room attached with asbestors sheet plinth area 100 Sq. ft. constructed in the year 2000 is hereby sold by the sale deed.

As per plan attached herewith and shown in colour Red which is butted and bounded as follows :

North	:	Lot No.- 68
South	:	Lot No.- 69 (P)
East	:	16'-0" wide proposed road
West	:	Lot No. - 67

Value of Land	Rs.5,25,000.00
Valuation of construction	Rs. 50,000.00
Total	Rs. 5,75,000.00

SIGNATURE OF VENDOR

Rekha Grandal
31-7-09

SIGNATURE OF WITNESSES :

1. *शुभानन्द प्रेमचन्द्र*
राजे प्रेमचन्द्र
आमिण राजेश्वर

Shatterjee
31.7.09

2. *Sumit Kumar Singh*
Sh. Harendra Prasad Singh
Saraidhela, Dhanbad.

Rekha Grandal

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza- Saraidhela, P.S.- Saraidhela, Chowki Sadar Sub Registry Office, Dhanbad, District- Dhanbad. Mouza- Saraidhela, Mouza No.- 8, Old Khata No.- 78, Plot No.- 547, Total Area 3.00 Katha of land including one room attached with asbestos sheet plinth area 100 Sq. ft. constructed in the year 2000 is hereby sold by the sale deed.

As per plan attached herewith and shown in colour Red which is butted and bounded as follows :

North : Lot No.- 68
South : Lot No.- 69 (P)
East : 16'-0" wide proposed road
West : Lot No. - 67 GG

Value of Land Rs.5,25,000.00
Valuation of construction Rs. 50,000.00
Total Rs. 5,75,000.00

SIGNATURE OF VENDOR

Rekha Grandal
31-7-09

Shatterjee
31.7.09

SIGNATURE OF WITNESSES :

1. श्रीमान् प्रो. चंद्रशेखर,
ठाकुर प्रो. चंद्रशेखर,
आमिनी गज दारवाडा

2. Sumit Kumar Singh
S/o. Harendra Prasad Singh
Saraidhela, Dhanbad,

Rekha Sharda

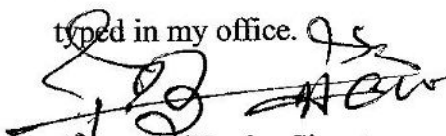


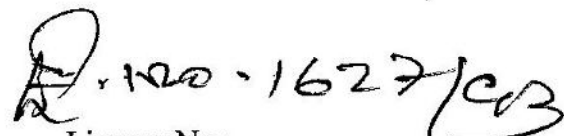
E. No. 1027/1903

राजेश्वरी प्र. सिंह
31.7.09



Certified that the finger prints of the left hand of the Vendor and Purchaser whose photographs is affixed in the document have duly obtained before me, drafted by me and typed in my office.


Advocate/Vendor Signature
31.7.09


Licence No.:

SELLER -- (1) ANAND MAHTO, S/O -- LATE GAYA RAM MAHATO, (2) RAJESH MAHTO, ALIAS DOMAN MAHATO, S/O -- LATE BINOD MAHATO, (3) SURESH MAHATO, (4) BIRENDAR MAHATO S/O -- LATE TULSI MAHATO, (5) RATI KANT MAHATO, (6) RANJEET KUMAR MAHATO, ARE S/O -- LATE PRABHU MAHATO, ARE RESIDENCE OF SARAIHDELA, P/S -- SARAIHDELA, DISTRICT -- DHANBAD, STATE -- JHARKHAND.

ATTORNEY -- SMT REKHA MANDAL, W/O -- LATE MANINDRA NATH MANDAL, RESIDENCE OF SARAIHDELA, P/S -- SARAIHDELA, DISTRICT -- DHANBAD, STATE -- JHARKHAND.

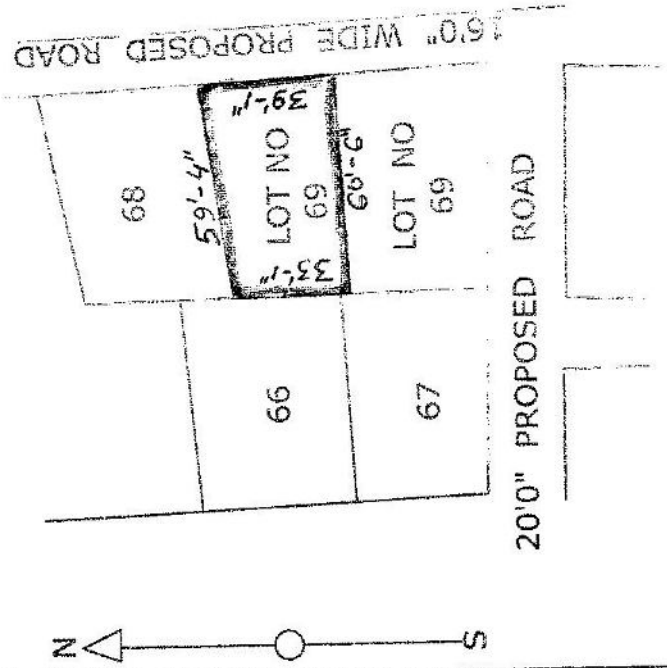
PURCHASER -- SRI RAJESHWARI PRASAD SINGH, ALIAS RAJESHWAR PRASAD SINGH, S/O -- LATE SUBH NARAYAN SINGH, RESIDENCE OF GOUSHALA BAZAR, MOTI NAGAR, SINDRI, P/S -- SINDRI, DISTRICT -- DHANBAD, STATE -- JHARKHAND.

SCHEDULE -- ALL THAT PIECE AND PARCEL OF RAIYATI LAND SITUATED IN POLICE STATION -- SARAIHDELA, MOUZA -- SARAIHDELA, MOUZA NO -- 8, KHATA NO -- 78, PLOT NO -- 547, AREA -- 3 KATHA, LOT NO -- PART OF 69.

BOUNDARY

NORTH -- LOT NO -- 68.
SOUTH -- LOT NO -- 69 (PART).
EAST -- 16'0" WIDE PROPOSED ROAD.
WEST -- LOT NO -- 67.

Land shown in red colour



NOT IN SCALE

Traced by
 Pradyip K. Mondal (Amin)

निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No 226

Token Date/Time: 31/07/2009 19:46:30

Document Type	Sale Deed	Presenter	Rekha Mandal	Date of Entry	31/07/2009
Presenter Name & Address	Saraidhela, Dhanbad	DOE		Total Pages	22
Stampable Doc. Value	575000	Stamp Value	23000	Book	1
Document Value	575000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
DHANBAD	8	0	SARAIHELHA	78	547			TAANRD	4.95 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	Rekha Mandal	Late Manindra Nath Mandal	Business	Other		Saraidhela, Dhanbad
2	VENDEE	Rajeshwar Pd. Singh	Late Subh Narayan Singh	Service	Other		Saushala Bazar, Sindri, Dhanbad
3	Identifier	Gopal Pd. Chourasia	Late Baro Pd. Chourasia	Business	Other		Karmik Nagar, Dhanbad
4	Witness1	Gopal Pd. Chourasia	Late Baro Pd. Chourasia	Business	Other		Karmik Nagar, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	5,750.00
4	SP	330.00
Total		6,083.44

Rekha Mandal

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त रेखा मंडल ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान गोपाल प्रो पीटसिया पिता सु. बा. प्रो पीटसिया

निवासी धनबाद पेशा व्यवसाय ने की।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.226 Token Date: 31/07/2009 19:46:30

Serial/Deed No./Year :10080/9449/2009

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Rekha Mandal Father/Husband Name:Late Manindra Nath Mandal (VENDOR) Saraidhela, Dhanbad		
2	Rajeshwar Pd. Singh Father/Husband Name:Late Subh Narayan Singh (VENDEE) Saushala Bazar, Sindri, Dhanbad		
3	Gopal Pd. Chourasia Father/Husband Name:Late Baro Pd. Chourasia (Identifier) Karmik Nagar, Dhanbad		
4	Gopal Pd. Chourasia Father/Husband Name:Late Baro Pd. Chourasia (Witness1) Karmik Nagar, Dhanbad		

Book No. I
Volume 273
Page 197 To 218
Deed No 10080/9449
Year 2009
Date 31/07/2009 22:17:47

District Sub Registrar

Signature of Operator