

sale value 22,50,000 - Gov: Jh 3477



T-27  
4/5/11

39

झारखण्ड JHARKHAND

90,000 - 039220

Rs  
4/5/11



Lawdikeri Mahato  
4/5/11



Handwritten text in blue ink, possibly a stamp or official note.

जातव्य के हाथों से  
68 नं० 848 तालिका क्रमांक  
नहीं है।  
4/5/11

Sub Changanle

Handwritten signature and date 4/5/11.

**SALE DEED**

Handwritten notes: 22500, 2/5/11, 094

This Sale Deed is made on this the 04<sup>th</sup> day of May, 2011, at Jamshedpur, by:

Mr. SUBHASH MAHATO son of Late Umakanta Mahato, By Faith Hindu, By Caste Kurmi, By Nationality Indian, By Occupation Business, Resident of Village Uttamdih, Adityapur, P.S. Adityapur, District Seraikela Kharsawan, and at Present Residing in Ghorabandha, P.S. Govindpur, Town Jamshedpur, District East Singhbhum, State Jharkhand represented by his lawful constituted attorney Mr. LAL BIHARI MAHATO Son of Late Mangal Chandra Mahato, By Faith Hindu, By Caste Kurmi, By Occupation Service, By Nationality Indian, Resident of Ghorabandha, P.S. Govindpur, Town Jamshedpur, District East Singhbhum, State Jharkhand, chairman of Anupam Sahakari Grih Nirman Samity Limited, Ghorabandha, Jamshedpur. Hereinafter called the "VENDOR / SELLER" (which expression shall unless excluded by or repugnant to the context mean and include his legal heirs, successors, administrators, nominees, legal representatives, executors and assigns)-of the First Part.

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झारखण्ड JHARKHAND

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तल्लिकेन मेसर्स  
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ANUPAM SAHAKARI GRIHA NIRMAN SAMITY LIMITED, a registered housing society under the Bihar & Orissa Co – Operative Societies Act, 1935 bearing registration No. 01 Singhbhum (Zila), Dated: 11.01.1993 at Jamshedpur having its registered Office at Alok Vihar, Ghorabandha, P.O. Luabasa, P.S. Govindpur, District East Singhbhum, and State Jharkhand represented by its present Director Mr. Probir Kumar Gupta Son of Late J. M. Gupta, By Faith Hindu, By Nationality Indian, By Occupation Retired, Resident of A/4, Indus Block, Alok Vihar, Ghorabandha, within P.S. Govindpur, Town Jamshedpur, District East Singhbhum, and State Jharkhand. Hereinafter called the PURCHASER / VENDEE (which expression shall unless, excluded by or repugnant to the context mean and include its/his legal heirs, successors, executors, administrators, representatives, nominees and assigns) of the Other Part.

Nature of Deed

:

Sale Deed

Consideration Amount

:

Rs. 22,50,000/-

(Rupees Twenty Two Lacs and Fifty Thousand) only.



झारखण्ड JHARKHAND

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Subhash Mahato  
11/5/11

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Witnesseth as Follows:

WHEREAS, the above named Vendor i.e. Subhash Mahato with Others has acquired lands in Ghorabandha out of which this piece and parcel of raiyati homestead land recorded under Khata No. 68 being in Plot No. 848 measuring total area 15 Decimals, Situated in Mouza Ghorabandha, P.S. Govindpur, within Jamshedpur Municipality, Thana No. 1195, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, and State Jharkhand through Partition Suit Case No. 60/1996, Dt: 08.02.02 from Sub - Judge - I, Jamshedpur. And after getting the order they have also mutated the same vide Mutation Case No. 1227 / 2002 - 03. But this particular piece of land has fallen in the exclusive share of the Vendor i.e. Subhash Mahato and from then onwards he is in peaceful physical possession over the same without any interruption from any person or corner and at present the Vendor is the lawful, absolute and bonafide owner.

AND WHEREAS, the Vendor being in urgent need of money approached the Purchaser through his attorney to sell his schedule below property and the Purchaser agreed for the same and offered the Highest Consideration amount of Rs. 22,50,000/- (Rupees Twenty Two Lacs and Fifty Thousand) only, as Full and Final consideration amount thereof. And to avoid all disputes and misunderstandings both the parties entered into this sale deed on the following terms and condition and on the direction of the Vendor i.e. Subhash Mahato his attorney is executing this Sale Deed in favour of the Purchaser.



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NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 22,50,000/- (Rupees Twenty Two Lacs and Fifty Thousand) only, paid by the purchaser to the Vendor details of which is shown in memo of consideration, hereinafter receipt of which is hereby admits and acknowledges as full and final consideration, the Vendor do hereby absolutely and forever sell, convey, transfer and deliver all that property, more fully described in the schedule below in favour of the purchaser by this Sale Deed, To Have And To Hold the same, unto the purchaser its/his legal heirs and successors without any interruption or impediment from the side of the Vendor or any other persons claiming under him together with all common services, amenities, advantages etc.

2. That, the Vendor has delivered possession of the said schedule below property to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose of the same by way of sale, gift, mortgage or any other ways whatsoever in any manner they like.



Salihin Mehrotra

4/5/11

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3. That, from this day the Vendor shall cease to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges.
4. That, the Vendor hereby declares that he has good and perfect title over the schedule below property and if for any defect of title or possession of the Vendor in the schedule below property the purchaser suffer any loss then the Vendor will be liable to compensate the same to the purchaser or its/his legal heirs and successors.
5. That, the Vendor is further bound to execute any deed of assurance that may be required in favour of the purchaser to perfect the title of the purchaser over the said schedule below property.
6. That, the Vendor must deliver all relevant documents to the purchaser in respect of the said schedule below property. And the purchaser is at liberty to have its/his name or the society's name mutated in the office of the landlord i.e. the State of Jharkhand through Circle Officer, Jamshedpur and pay rent, municipality charges and taxes for the same in its/his name or in society's name and obtain receipt thereof.

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Kalbilori Market

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7. That, the terms and conditions of this Sale Deed will be binding on both the Vendor and the Purchaser which shall mean and include their respective legal heirs and successors. Jamshedpur Court alone has jurisdiction in all matters arising out of this Sale Deed.

MEMO OF CONSIDERTAION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount (Rs)</u>
14.03.11	167601	Bihar State Co – Operative Bank, Telco, Jsr	Rs. 2,50,000/-
14.03.11	167602	Bihar State Co – Operative Bank, Telco, Jsr	Rs. 2,50,000/-
14.03.11	167603	Bihar State Co – Operative Bank, Telco, Jsr	Rs. 3,00,000/-
14.03.11	135445	State Bank of India, Telco, Jsr	Rs. 5,00,000/-
14.03.11	167604	Bihar State Co – Operative Bank, Telco, Jsr	Rs. 1,25,000/-
14.03.11	167605	Bihar State Co – Operative Bank, Telco, Jsr	Rs. 1,25,000/-
01.04.11	By Cash		Rs. 20,000/-
20.04.11	357207	State Bank of India, Telco, Jsr	Rs. 4,50,000/-
20.04.11	357208	State Bank of India, Telco, Jsr	Rs. 2,30,000/-
Total amount paid			Rs. 22,50,000/-
(Rupees Twenty Two Lacs and Fifty Thousand) only			

SCHEDULE

(Description of the landed property hereby sold)

All that piece and parcel of raiyati homestead land measuring an area 15 Decimals, recorded under Khata No. 68 being in Plot No. 848, Situated in Mouza Ghorabandha, P.S. Govindpur, within Jamshedpur Municipality, Thana No. 1195, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, and State Jharkhand.

Kanbihari Mahata

4/5/11

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This is bounded by:

North: Plot No. 849,

South: Plot No. 846, 847, & 853,

East: Plot No. 849,

West: Plot No. 853.

The annual rent payable to the landlord i.e. The State of Jharkhand through Circle Officer, Jamshedpur.

In Witness Whereof the Vendor has hereunto set and subscribed their hands on this Sale Deed today at Jamshedpur, on the date aforementioned.

Read and Found Correct:

Kanbihari Mahata

WITNESSES:

1. Avijit Mandal,

2. Tapan Kumar,

Printed by: A. Mandal,  
Jamshedpur Court.

AVIJIT MANDAL

Avijit Mandal  
Advocate  
J.S.R. COURT

Drafted by:



Proved Mr. Gupta

Certificate:

It is certified that the finger prints of left hand of each person whose photograph is affixed in the present document have been obtained before/by me.

AVIJIT MANDAL

Avijit Mandal  
Advocate  
J.S.R. COURT



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

Form No: 27

Token Date/Time: 04/05/2011 13:20:09

Document Type	Sale Deed	Presenter	Lal Bihari Mahato	Date of Entry	04/05/2011
Presenter Name & Address	Ghorabandha, Ps. Govindpur, Jsr	DOE		Total Pages	18
Stampable Doc. Value	2250000	Stamp Value	90000	Book	1
Document Value	2250000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

## Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1195	6	GHORABANDHA	68	848			OR_RES	15 Decimal	1105500

## 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	Lal Bihari Mahato (Attorney Holder)	Late Mangal Chandra Mahato	Service	Other		Ghorabandha, Ps. Govindpur, Jsr
2	VENDEE	Anupam Sahakari Griha Nirman Samity Ltd. Rep. By Probir Kumar Gupta	Late J. M. Gupta	Retired	Other		Office At Alok Vihar, Ghorabandha, Ps. Govindpur, Jsr
3	Identifier	Avijit Mandal	Tapan Mandal	Adv.	Other		Jsr Court.
4	Witness1	Avijit Mandal	Tapan Mandal	Adv.	Other		Jsr Court.
5	Witness2	Tapan Mandal	Late J. N. Mandal	D/W	Other		Jsr Court.

## Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	22,500.00
4	SP	270.00
Total		22,773.44

*Lal Bihari Mahato*

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर  
*[Signature]*  
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

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

जिसकी

पहचान ..... पिता ..... पेशा ..... ने की।

निवासी ..... पेशा .....  
अपने ..... ने की।  
4/9  
निबंधन पदाधिकारी का हस्ताक्षर

<http://172.16.20.229/jars/reg/prndetails.aspx?deedid=154200>

5/4/2011



निबंधन विभाग, झारखंड  
जमशेदपुर

en.No.27 Token Date: 04/05/2011 13:20:09

al/Deed No./Year :4227/3477/2011

ed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Lal Bihari Mahato(Attorney Holder)</b> Father/Husband Name:Late Mangal Chandra Mahato (VENDOR) Ghorabandha, Ps. Govindpur, Jsr		
2	<b>Anupam Sahakari Griha Nirman Samity Ltd.Rep.By Probir Kumar Gupta</b> Father/Husband Name:Late J. M. Gupta (VENDEE) Office At Alok Vihar, Ghorabandha, Ps. Govindpur,Jsr		
3	<b>Avijit Mandal</b> Father/Husband Name:Tapan Mandal (Identifier) Jsr Court.		
4	<b>Avijit Mandal</b> Father/Husband Name:Tapan Mandal (Witness1) Jsr Court.	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Tapan Mandal</b> Father/Husband Name:Late J. N. Mandal (Witness2) Jsr Court.	<input type="checkbox"/>	<input type="checkbox"/>

Book No. ..... I .....  
Volume ..... 137 .....  
Page ..... 257 To 274 .....  
Deed No ..... 4227/3477 .....  
Year ..... 2011 .....  
Date ..... 04/05/2011 13:56:06 .....

District Sub Registrar

Signature of Operator