

2050 Saleable 4,00,000 = in f.s. Birsanagar 1553



T-28
30/2/13

Stamp 2/000 =

05AA 159980

no
2/4/13



Handwritten signature in Hindi script.



ATTESTED

Handwritten signature and date '2/4/13'.

स्वातन्त्र चालीन लाठ न
चौदर के लकाव देयकारी
करने के दई नही है।
2/4/13

जिला अवर निबंधक
उपस्थित प्रशासन में लेखाकारी/ प्रिंसपल
जालि के गाँव अंकित की गई है।
छोटानगरपुर कशितकारी अधिनियम 1908
की धारा 46 (1) (B) के अंतर्गत नहीं है

SALE DEED

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Seeford
AO 12000 = W
L.L.R. 2.50
f.f. 0.94

THIS DEED OF SALE is made on this the 2nd day of April, 2013 at Jamshedpur, B Y :

Sri CHHOTU GOPE, S/o Dhanu Gope, by faith Hindu, by Caste Gour (Non S/T,S.C., and O.B.C.) , by occupation cultivation, by nationality Indian, resident of Murakati Basti Lohabasa, P.O. Indranagar, P.S. Birsanagar, District Singhbhum East, hereinafter called the Vendor (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of ONE PART;

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Supplied Stamps of Rs. 21000/-
 On Dated 16/3/2013 for the Purpose
 of tele de in Favour of
 Smt. Sonette Kumar
 Stamp mark
 USE TRY.



Chhatayape
2/4/13



ATTESTED
 My duty Adv

द्वारे सौम्य - भाग्य - अक्षय सौम्य
मुंबई - माल - माला - माला - माला
2-4-2013

10 रु 1000 माला

माला
2/4/13





05AA 159981

Chhaya
2/4/15

-: 2 :-

IN FAVOUR OF :

Smt. SUMITRA KUMARI, W/o Sri Shyam Kumar, by faith Hindu, by Caste Nepali, by Nationality Indian, by occupation housewife, resident of 52, Swarnarekha Flat, Sakchi, P.S. Sakchi, Town Jamshedpur, District Singhbhum East, hereinafter called the Purchaser(Which expression unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the OTHER PART;

WITNESSETH AS FOLLOWS:

Whereas, the Vendor is the absolute owner of all that piece and parcel of land measuring area 0.06.20 Hectare, being present Survey plot No. 1451, recorded under Present Survey Khata no. 40, corresponding to Portion of R.S. Plot No.4156 and R.S. Plot No. 4157 recorded under R.S. Khata No. 6 in Mouza Murakati, P.S. Birsanagar, Ward No. 17 JNAC, Thana No. 1199, District



Supplied Stamps of No. 2109201
On Dated 16/3/2013 for the Purpose
of Sale deed in Favour of
Sri/Smt. Sunita Kaur
Stamp Clerk
[Signature]

पुस्तकें आदि

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21/4/13

[Handwritten signature]



झारखण्ड JHARKHAND

703506

*Chhaya
2/1/15*

-: 3 :-

And whereas, the entire R.S. Khata No. 6 of Mouza Murakati, P.S. Birsanagar, District Singhbhum East, was recorded in the name of Rakhal Gope (Since Deceased) the grandfather of the Vendor, who was in peaceful possession over the same in his life time as absolute owner thereof, and after his death the present Vendor and his other Co-sharers inherited the said property left by their ancestors and are in peaceful possession over the same amicably partitioning the said property amongst themselves as absolute owners thereof;

And whereas, in the present Survey Settlement operation finally published in the year 1995 the aforesaid Khata No. 40, in Mouza Murakati, P.S. Birsanagar, Ward No. 17, JNAC, Thana No. 1199 has been recorded in the joint names of the Vendor



Supplied Stamps of Rs. 21000/-
 On Dated 16/3/2013 for the Purpose
 of Tele. deo
 Sri/Smt. Sunita Kumar & Co in Favour of
 Stamp Clerk
 JSK. TRY.

708807

Handwritten notes in Hindi: "शुद्ध 6 Stamps"



Handwritten date: 2/4/13

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-: 4 :-

and his other co-sharers in records, and Plot No. 1451 including other plots has been shown in exclusive possession of the Vendor in remark column of the Survey Khatian, and the Vendor is in peaceful possession over the same without any interference from any corner;

And whereas, in urgent need of money to meet his emergent expenses the Vendor has expressed his desire to sell all this piece and parcel of land measuring area 0.06.20 Hectare in present survey Plot No. 1451, under present survey Khata No. 40, in Mouza Murakati, Ward No. 17 JNAC, Thana No. 1199, P.S. Birsanagar, Town Jamshedpur, District Singhbhum East;

And whereas, having come to know about the said desire of the Vendor, the Purchaser approached the Vendor for purchase of a piece of land measuring area 1 ½ (One and half) kathas, in the aforesaid Plot No. 1451, Mouza Murakati, and offered a sum of Rs. 4,00,000/ (Rupees Four Lakhs) only as price thereof;

And whereas, the Vendor has agreed to sell a piece of land measuring area 1 ½ (one and half) kathas or 32.75'ft. x 33'ft. i.e.1080.75 Sq.ft. being portion of present Survey Plot No. 1451 under present survey Khata No. 40, in Mouza Murakati, more fully described in the Schedule below on the said consideration amount of Rs. 4,00,000/- (Rupees Four Lakhs) only;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS::

- 1) That in pursuance to the aforesaid agreement and in consideration of the entire consideration Amount of Rs.4,00,000/- (Rupees Four Lakhs) only paid by the Purchaser to the Vendor , the receipt whereof the Vendor has admitted and acknowledged, the Vendor does hereby transfer, convey and assign unto the Purchaser by way of absolute Sale of all that piece and parcel of land more

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fully described in the Schedule below with all his right, title, interest, easement and appurtenances thereto TO HAVE AND TO HOLD the same as absolute owner thereof .

- 2) That the Vendor has delivered vacant physical possession of the said land to the Purchaser absolutely free from encumbrances, liens or charges of any kind whatsoever, and the Purchaser shall have quiet and peaceful possession of the same without any interference /interruption from the Vendor or any other person or persons claiming under or in trust for the Vendor.
- 3) That the Purchaser shall be at liberty to get her name mutated in respect of the Schedule below land in the record of the landlord, the State of Jharkhand and to pay rent and obtain rent receipts thereof in her own name for which the Vendor has got no objection whatsoever .
- 4) That the Vendor has ceased to have any manner of right, title, interest, possession or claim over the Schedule below land from to-day.
- 5) That the landed property hereby conveyed by the Vendor to the Purchaser is free from encumbrances or charges of any kind whatsoever.
- 6) That the Vendor hereby assures the Purchaser that if for any defect in the title of the Vendor in the said property the Purchaser suffers any loss the Vendor shall compensate the Purchaser for such loss.
- 7) That the Vendor has further agreed to execute and register any further or other deed of assurance or document at the cost of the Purchaser that may be required to more perfectly confirm the ownership and possession of the Purchaser in the Schedule below property.



2/4/13

Chakrapani
2/4/13

-: 6 :-

SCHEDULE

All that piece and parcel of land measuring area $1 \frac{1}{2}$ (One and half) kathas or $32.75 \text{ft.} \times 33 \text{ft.}$ equal to 1080.75 Sq.ft. i.e. 2.47 Decimals being portion of present Survey Plot No. 1451 recorded under present survey khata No 40 situated in Mouza Murakati, P.S. Birsanagar, Survey Thana No. 1199, within Ward No. 17 J.N.A.C. Town Jamshedpur, District Singhbhum East, and bounded as follows :

North :- Meenakshi Devi,

South :- Road,


East :- Vendor Nij,

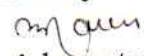
West :- Natan Singh,

IN WITNESS WEHEREOF the parties have executed this Agreement for Sale on this the day, month and year first above written at Jamshedpur.

Witnesses :

1. Kulamoni Gole. S/o. R.K. Gole
Moharden - P.S. Birsanagar.
2. Jay Prakash Shukla S/o. R. Shukla.
Sonori JSP.

Typed By: 
Jamshedpur

Drafted By :

Advocate

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2/4/13

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-: 7 :-

Chhatrapati
2/4/19



Sumitra Kumari



ATTESTED
M. Anand Adv.

Certificate :- Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me/before me.

M. Anand
Advocate.

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Handwritten calculation: $104,000 \times 2.478 = 2,56,880$. The word "Residual" is written vertically above the numbers.



निबंधन विभाग, झारखंड
जमशेदपुर

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 28

Token Date/Time: 02/04/2013 13:43:23

Document Type	Sale Deed	Presenter	Chhotu Gope	Date of Entry	02/04/2013
Presenter Name & Address	Murakati Basti, P.S - Birsanagar, Jsr	DOE		Total Pages	18
Stampable Doc. Value	400000	Stamp Value	21000	Book	1
Document Value	400000	Serial No.	0	CNO/PNO	
Special Type		Old Serial No.	/		
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1199	17	MURAKATI	40	1451			U_RES	2.47 Decimal	256880

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	UID	Address
1	VENDOR	Chhotu Gope	Dhanu Gope	Cult.	General			murakati basti, p.s - birsanagar, jsr
2	VENDEE	Sumitra Kumari	Shyam Kumar	H/W	General			52, swarnarekha flat, sakchi, jsr
3	Identifier	Kulamani Gope	R.K.Gope	Business	General			moharda, p.s - birsanagar, jsr
4	Witness1	Kulamani Gope	R.K.Gope	Business	General			Moharda, P.S - Birsanagar, Jsr
5	Witness2	Jay Prakash Shukla	Late R. Shukla	Service	General			sonari, jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	12,000.00
4	SP	270.00
Total		12,273.44

Chhotu Gope

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर
Rahul Kumar
डाटा इंटर ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया *चोतु गोपे* ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान *कुलामनी गोपे* पिता *रमेश चंद्र गोपे*

निवासी *मोहार्दा, जमशेदपुर* पेशा *मालामाल* ने की।

निबंधन पदाधिकारी का हस्ताक्षर













निबंधन विभाग, झारखंड
जमशेदपुर

Token No.28 Token Date: 02/04/2013 13:43:23

Serial/Deed No./Year :2050/1553/2013

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Chhotu Gope Father/Husband Name:Dhanu Gope (VENDOR) murakati basti, p.s - birsanagar, jsr		
2	Sumitra Kumari Father/Husband Name:Shyam Kumar (VENDEE) 52, swarnarekha flat, sakchi, jsr		
3	Kulamani Gope Father/Husband Name:R.K.Gope (Identifier) moharda, p.s - birsanagar, jsr		
4	Kulamani Gope Father/Husband Name:R.K.Gope (Witness1) Moharda, P.S - Birsanagar, Jsr		
5	Jay Prakash Shukla Father/Husband Name:Late R.Shukla (Witness2) sonari, jsr		

Book No. I
Volume 65
Page 127 To 144
Deed No 2050/1553
Year 2013
Date 02/04/2013 14:21:56

District Sub Registrar

Signature of Operator



बिनामत विवरण, जिला अर पिबेन
 २०१३

क्र.सं.	पति/पत्नी	पिता/पति	पिता/पति
1	कल्याण गोपा कल्याण गोपा कल्याण गोपा		
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4	कल्याण गोपा कल्याण गोपा कल्याण गोपा		
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कुल
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