

1853 को अंश 21,00,000 मंगला 1623 stamp 85000



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न्यायिक 21 के अधीन और छायांकित
कास्तानर के अधीन
का भारत है और इतिहास 1899
की अनुसूची 1 बा 1 के 22 के अधीन
यथावत स्थापन किया गया है। अथवा टिकट
नहीं है।

बस्तावेज बांटा...
बस्त IV बांटा...

03DD 594635

तत्कालीन वकील का मुल्का मोग इतिहास
के अनुसार किया गया है।

22/3/12

निबन्धन पदाधिकारी
22-03-12



22/03/2012
22/03/12

DEED OF SALE

08/2007 की तारीख

न्यायालय झारखण्ड रांची हाइ

तारिख आदेश दिनांक 3.7.2007

प्राधिकारिता झारखण्ड रांची के पत्रांक

3029 दि 24.9.07 के बाबत

बस्तावेज निबन्धन स्वीकार

22/3

THIS DEED OF ABSOLUTE SALE is made on this the 22nd day of March, Two Thousand Twelve BY & BETWEEN

1) SRI LAKHAN GOPE, son of Late Muruli Gope (2) SMT. MUNTI DEVI, wife of Late Lakhi Gope, by faith Hindu, by caste Gowala, by occupation Service and Housewife, resident of Bherakata, P.S. Jharia, District Dhanbad, hereinafter called and referred to as the V E N D O R S (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART;

AND IN FAVOUR OF

1. SRI RAJESH KUMAR GOYAL, son of Sri Surajbhan Agarwal
2. SMT. SARITA GOYAL, Wife of Sri Rajesh Kumar Goyal, by faith Hindu, by caste Vaishya, by occupation Business etc. resident of Saraidhela, Main Road, P.S. Saraidhela, District Dhanbad, hereinafter called and referred to as

See Paid
Acy 63000.00
Sale 5.00
Rate 1.88
63006-88

22/3/12

धनवाड काषागर से सिधत

कोषागर यदाधिकारी
धनवाड

10256/11-12
Rajesh Mr. Goyal
PS. Mad...

Through
Non Judicial/Court Fee Stamps
Rs. 20000/- (20000/-)
Accountant/Stamp Clerk
District Treasury, Bhanu...

22-03-12 10-00-1-00
200/- का एजे पूर्वाहण/अपराहण में खिल: अवर निबंभक
के कार्यालय धनवाड में लेखदारी दावेदार/ए एके अनकत
द्वारा प्रमाणिकत मुस्तारनामा ... का ... का प्राप्ति
लेख्यकारियों या दावेदारों में से एक आ खरत गोप
खिलापति का नाम शुभली गोप
जाम अजकाला जिला धनवाड
व्यक्ति जवाला कोकरी



खरत
यदाधिकारी का हस्ताक्षर
22-03-12

अपरणक का हस्ताक्षर

खरत गोप
22/03/2012



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मरहूम गोप
 २२/०३/१२
 कुमारी देवी
 २२/०३/१२

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the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the land which is morefully described in the schedule below purchased by the name of vendor no.1 sri Lakhan Gope, vide registered sale deed No.3866 dated 5.8.1997 from Basdeo Pd. Agarwalla and others, registered at Dhanbad registry office, and mutated his name in the sherista of Landlord vide Mutation Case No.956(II)03-04 and paying rent for the same under Thoka No2447 and purchased in the name of vendor No.2, SMT.Kunti Devi, vide registered sale deed No.3865 dt.5.8.1997 from Basdeo Prasad Agarwalla and others, registered at Dhanbad registry office, and mutated her name in the sherista of Landlord vide Mutation case No.955(II)03-04, and paying rent for the same under Thoka No.2443. and since the purchase the vendors are in peaceful possession thereof.



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गणेश गोप
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कृष्णा देवी
२२/०२/१२

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling the said land which is morefully described in the schedule below unto a willing purchaser to meet their financial requirements.

AND WHEREAS the purchasers knowing the intention of the vendors have agreed to purchase the said land and offered to pay a sum of Rs. 21,00,000/- (Rupees twentyone lacs) only, as the highest consideration thereof, which the vendors have accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs. 21,00,000/- (Rupees twentyone lacs) only, have been paid by the purchasers to the vendors (the receipt whereof the vendors doth hereby admit and acknowledge) for the sale of the said land which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchasers by way of ABSOLUTE SALE all their entier right, title, interest



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and possession etc.together with all claims,demands,liberties, benefits,easements etc.belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchasers peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale,gift,mortgage or otherwise as the purchasers likes.

2. That the vendors doth hereby covenant with the purchasers that they are the true and lawful owners of the land and are in sole and exclusive possession over the said land and they have not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendors are not the true and lawful owners of the land or have other sharer or co-sharer or that the vendors have no right and authority to transfer the said land and if by any other reasons thereof the purchasers are put to any loss the vendors doth hereby undertake to compensate the purchasers in every respect thereof.

3. That the purchasers shall hereafter pay the proportionate annual rent and cess Rs. 5/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchasers by virtue of this sale deed.

5:-

मि. अ. सा. 1272

22/08/92

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4. That the vendors doth hereby further covenant with the purchasers to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchasers to in and over the vendors land and the vendors shall render all possible aid and assistance to the purchasers in the matter of mutation etc.

That the property conveyed by this deed is not prohibited by Govt. i.e. does not come under Govt. Land, Govt. Settled Land, Bhudan Land, Forest Land and Adhivasi land and does not come under Govt. Acquisition land, and the vendors and purchasers satisfied with the contents of this deed.

IN WITNESS WHEREOF the vendors have set and subscribed their respective hands out of their own freewill and choice on this the day, month and year first abovewritten.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in MOUZA: KALAKUSMA, under P.S. Dhanbad, at present Saraidhela, chowki, sadar registry office and District Dhanbad.

MOUZA: KALAKUSMA, Mouza No. 12

KHATA NO. 122 (ONE HUNDRED TWENTYTWO), PLOT NO. 1273 and

KHATA NO. 142 (ONE HUNDRED FORTYTWO), PLOT NO. 1272, out of which

measuring an area 10 kathas or to say 16.50 decimals of residential land situated at HIRAK Subsidiary road, after Dhanbad-Gobindpur, Main Road, is hereby sold by this sale deed.

As per plan attached herewith shown in colour red which is bounded by:-

NORTH: Road.

SOUTH: Plot No. 1272(P)

EAST: Om Kr. Saw.

WEST: 15 feet wide road.

PAN NO. OF

Vendor No. 1- AWMPG 2465K

Vendor No. 2- AVFPD 1005J

Purchaser No. 1- ACVPG 4357P

Purchaser No. 2- ACVPG 4172G

WITNESSES:

1. श्री अ. अ. अंसारी
श्री स. स. अंसारी
2. श्री कुशमा (धनवाह)
Bishwanath mandal
Sri Bharat mandal
Vill- Mahubani po. Dhari Mahubani
Gobindpur Dhari

महाराष्ट्र
कुठली देवा
२२/०३/१२

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MEMO OF CONSIDERATION

Cheque No.	dated.	Amount.	Bank.
607996	16.1.2012	5,00,000	Canara Bank, Saraidhela.
606479	16.1.2012	5,00,000/-	Canara Bank, Saraidhela.
615442	21.3.2012	5,50,000/-	Canara Bank, Saraidhela.
617484	21.3.2012	5,50,000/-	Canara Bank, Saraidhela.

राजेश - - सोयल,
२२/०३/१२



सरिता गोत्रल
२२/०३/१२



Certified that the finger prints of the left hand of the vendors and purchasers whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Signature *Sarita Goyal*

Licence No. 02/1990.

Seller

: 1.Sri Lakhnan Gope s/o. Late Muruli Gope 2.Smt. Kunti Devi w/o. Late Lakhi Gope of Bherakata, P.S.- Jharia, Dist.- Dhanbad.

Purchaser

: Sri Rajesh Kumar Goyal s/o. Sri Surajbhan Agarwal & Smt. Sarita Goyal w/o. Sri Rajesh Kumar Goyal of Saraidhela Main Road, Saraidhela, Dhanbad.

Schedule

: Mouza - Kalakusma, No.-12, Khata Nos.-142 & 122, Plot Nos.-1272 & 1273, Area - 10 Katha.

Shown in red

मधन गोप

कुन्ती देवी

