

झारखण्ड JHARKHAND

024266

Nagendra Kumar Singh
11/11/2011

: 2 :

Hindu, by Caste Kurmi, by occupation cultivation, by Nationality Indian, residents of Uliyan, Kadma, within P.S. Kadma, Town Jamshedpur, District Seraikela-Kharsawan, represented through their Constituted Attorney **MR. NAGENDRA KUMAR SINGH**, Son of Late Bhikham Singh, by faith Hindu, by Nationality Indian, by occupation Retired Person, resident of 11, T. C. Cross Road No 2, B. H. Area, Kadma, within P.S. and P.O Kadma, Town Jamshedpur, District East Singhbhum, Vide Attorney Deed No IV-331, dated 01-03-2011 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;



झारखण्ड JHARKHAND

024267

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11/11/2011

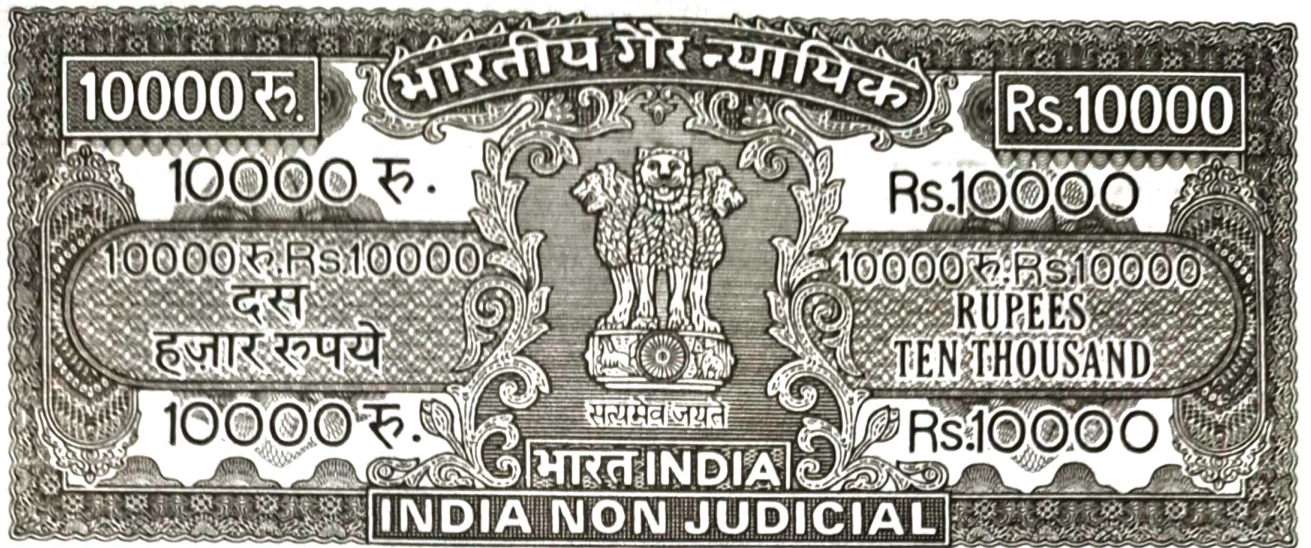
: 3 :

IN FAVOUR OF

MR. SHAMBHU SHARAN, Son of Shri Nagendra Kumar Singh, by faith Hindu, by Nationality Indian, by occupation Service, resident of 11, T.C. Cross Road No.2, B.H. Area Kadma, within P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, hereinafter called the "PURCHASER" (which expression shall unless, excluded by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WITNESSETH AS FOLLOWS:-

Whereas the lands mentioned under Khata No 281, bearing Plot Nos. 96, 97, 167, 168, 169, 170, 171, 173, 174, 260, 261, 426, 427 of Mouza Asangi in Ward No.4, ANAC has been recorded in the recent survey settlement



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Nagendra Kumar Singh
11/11/2011

: 4 :

operation in the names of Hiren Mahato, Jotindra Mahato both sons of Late Manohar Mahato (having two share), Sita Nath Mahtao, Radha Nath Mahato, Asutosh Mahato, Bhabotosh Mahato, Paritosh Mahato, all sons of Late Upendra Mahato (having one share equal) and Durga Mahato, Nirmal Mahato both sons of Late Arun Mahato, (having two share) who were the recorded tenants of Landlord and they are/were in peaceful possession over the said land on payment of rent to the Landlord through Circle Officer, Gamharia; And

Whereas the land recorded in New Khata No.98 bearing Plot Nos.98, 100 (a, b, c), 102 and other plots have been recorded in the names of Durga Mahato, Nirmal Mahato both sons of Late Arun Mahato (having one equal share), Hiren Mahato, Jotindra Mahato both sons of Late Manohar Mahato (having two share), Sita Nath Mahato, Radha Nath Mahato, Bhabotosh Mahato, Asutosh Mahato, Jiban Mahato all sons of Late Upendra Mahato (having one share) And

5000Rs.



Nagendra Kumar Singh
11/11/2011

: 5 :

Whereas Jiban Mahato and Paritosh Mahato both are one person and son of Upendra Nath Mahato; And

Whereas said Nirmal Mahato son of Late Arun Mahato died as a bachelor leaving behind his full blood brother Durga Mahato (Vendor No.10) as his legal heir and successor; A n d

Wherea the aforesaid Hiren Mahato son of Late Manohar Mahato and his legally married wife both died leaving behind their only son namely Debendra Nath Mahato (Vendor No.1) as their legal heir and successor; A n d

Whereas the aforesaid Jotindra Mahato son of Late Manohar Mahato and his legally married wife both died leaving behind their three sons namely Sochinath Mahato, Priyanath Mahato and Ramanath Mahato (Vendor Nos.2,3 and 4) and the aforesaid three sons of Jotindra Mahato, have jointly inherited and came in possession of the raiyati land under Khata No.281 and 98 according to their shares mentioned in the record of rights; A n d

: 6 :

Nagendra Kumar Singh
11/11/2011

Whereas, the Vendor Nos. 5 to 9 are alive and they are in joint possession of their lands under Khata No.281 and 98 according to share allotted in the record of rights; A n d

Whereas present Vendors have jointly decided to sell their raiyati land area measuring Thirty Decimals in portion of New Plot No 261 corresponding to Old Plot No. 70, recorded under New Khata No 281 corresponding to Old Khata No 182, situated at Mouza Asangi, Ward No.4 ANAC within P.O. & P.S. Adityapur, District Seraikella-Kharsawan, more particularly described in the schedule below, to the present purchaser and price of the aforesaid property has been mutually fixed between the parties at Rs.22,50,600/- (Rupees Twenty Two Lakhs Fifty Thousand Six Hundred) only; And

Whereas the vendors have accepted the price of the aforesaid property more particularly described in the schedule below and agreed to execute Sale Deed in favour of the Purchaser, on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1) That in Pursuance of the aforesaid agreement and in consideration of a sum of Rs.22,50,600/- (Rupees Twenty Two Lakhs Fifty Thousand Six Hundred) only paid by the purchaser to the Vendors, the receipt of which sum the Vendors above named do hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the land mentioned in the schedule below, the Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendors and/or any other person or persons claiming under them, together with all rights, title and possession which the vendors here in before enjoyed in respect of the schedule below property.

: 7 :

Nagendra Kumar Singh
11/11/2011

- 2) That the Vendors have handed over the peaceful possession of the schedule below land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- 3) That the Vendors henceforth cease to have any right, title, interest and possession over the schedule below land. From today the purchaser has become the absolute owner of the property and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper for which the Vendors and/or their legal heirs and successors shall have no concern or objection whatsoever in any manner.
- 4) That the Vendors are the sole and bonafide owners of the aforesaid lands more fully described in the schedule below and there is no other co-sharers of the aforesaid land.

5) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANTS:

a) that the vendors are the lawful owners of the schedule below property and as such they are fully entitled to convey the said land described in the schedule below unto the purchaser.

The Vendors hereby declare that "Jotindra Mahato and" "Jotindra Nath Mahato" are the names of one and same person.

- b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.
- c) that the vendors have paid rent, cess and/or other charges /taxes of the aforesaid land to the concerned authority upto date.
- d) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below land.
- e) that in the event of the schedule below land or any part thereof being lost by the present purchaser on account of any claim of interest or share therein the Vendors and their legal heirs and successors shall be bound to

: 8 :

Margaret Kumar Singh
11/11/2011

make good the loss which the purchaser may sustains and to the extent of the loss the vendors indemnify the purchaser.

f) that the purchaser shall be entitled to obtain mutation of the schedule below land in his own name in the records of the Landlord through Circle Officer at Gamharia and accordingly shall pay rent, tax etc. for the schedule below land to the Landlord through Circle Officer at Gamharia in his own name.

g) that the vendors hereby further assure the purchaser that if the purchaser will require any other documents or any other deeds of assurance, with respect to the schedule below land then the vendors or any of their legal heirs and successors will execute and/or register the same, in favour of the purchaser, at the cost of the purchaser.

6) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.

7) That the schedule below land is situated 300'ft. far away from Kutcha Road.

SCHEDULE

All that piece and parcel of Raiyati land (Don-III), area measuring 30 (Thirty) Decimals in portion of New Plot No 261 corresponding to Old Plot No. 70, recorded under New Khata No 281 corresponding to Old Khata No 182, situated at Mouza Asangi, Ward No.4 ANAC, Thana No.126, within P.O. & P.S. Adityapur, District Seraikella-Kharsawan, District Sub-registry Office at Seraikella, which is bounded as follows:-

North: Plot Nos.258, 259 & 260

South: Plot Nos. 265, 252 & 253;

East : Sunita Singh and portion of Plot No.261;

West : Plot No.257;

Annual rental of Rs. 2/- only payable to Circle Officer Gamharia.

Negorath Kumar Singh.
11/11/2011

: 9 :

VALUATION OF LAND

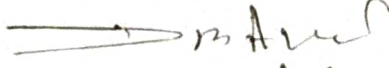
Land measuring 30 decimals Approx.

Stamp duty paid at the rate of Rs. 75,020/- per decimals

Value Rs. 75,020/- X 30 Decimals = Rs. 22,50,600/-.

IN WITNESSES WHEREOF THE Vendors have signed this Sale Deed today at Seraikela on the date aforementioned.

WITNESSES:-

1) 
11/11/11

2) Ramesh Agrawal
11/11/2011

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

Typed by


Advocate


Md. Umar, Jsr. Court

Nagendra Kumar Singh
11/11/2011

:10

NAME OF THE PURCHASER
MR. SHAMBHU SHARAN



Shambhu Sharan

Shambhu Sharan



Signature and finger print of left hand of the purchaser.

Certified that the finger prints of left hand of each person whose photographs are affixed in the document, have been obtained by me.


Advocate
11/11/2011
Reg 12240/03



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

Token No: 10

Token Date/Time: 11/11/2011 15:46:15

Document Type	Sale Deed	Presenter	Nagendra Kumar Singh
Presenter Name & Address	Qr. No- 11, T.C. Cross Road No- 2, B.H. Area, Kadma, Jsr	Date of Entry	11/11/2011
Stampable Doc. Value	2250600	DOE	Total Pages 26
Document Value	2250600	Stamp Value	90050
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	127	4	ADITYAPUR NAGAR PARSHAD	O-182	70			DON_300	30 Decimal	2250600
GAMHARIA	127	4	ADITYAPUR NAGAR PARSHAD	N-281	261			DON_300	0 Decimal	0

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/Power Holder	Nagendra Kumar Singh	Late Bhikam Singh	Retd.	Other		Qr. No- 11, T.C. Cross Road No- 2, B.H. Area, Kadma, Jsr
2	VENDEE	Shambhu Sharan	Sri Nagednrn Kumar Sigh	Ser	Other		Qr. No- 11, T.C. Cross Road No- 2, B.H. Area, Kadma, Jsr
3	Identifier	Dinbandhu Agarwal	Late R.K. Agarwal	Bus	Other		196, Kashidih, P.S. Sakchi, Jsr
4	Witness1	Dinbandhu Agarwal	Late R.K. Agarwal	Bus.	Other		196, Kashidih, P.S. Sakchi, Jsr
5	Witness2	Ramesh Agarwal	Late B.L. Agarwal	Bus.	Other		196, Kashidih, P.S. Sakchi, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	67,518.00
4	SP	390.00
Total		67,911.44

Nagendra Kumar Singh

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया

जिसकी

पहचान

नियासी

Nagendra Kumar Singh
Dinbandhu Agarwal
Ramesh Agarwal

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

पिता

पेशा

Nagendra Kumar Singh
Retd.

ने की।

निबंधन अधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
सरायकेला

Token No.10 Token Date: 11/11/2011 15:46:15

Serial/Deed No./Year :6813/6791/2011

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Nagendra Kumar Singh Father/Husband Name:Late Bhikam Singh (Vendor/Power Holder) Qr. No- 11, T.C. Cross Road No- 2, B.H. Area, Kadma, Jsr		
2	Shambhu Sharan Father/Husband Name:Sri Nagednra Kumar Sigh (VENDEE) Qr. No- 11, T.C. Cross Road No- 2, B.H. Area, Kadma, Jsr		
3	Dinbandhu Agarwal Father/Husband Name:Late R.K. Agarwal (Identifier) 196, Kashidih, P.S. Sakchi, Jsr		
4	Dinbandhu Agarwal Father/Husband Name:Late R.K. Agarwal (Witness1) 196, Kashidih, P.S. Sakchi, Jsr		
5	Ramesh Agarwal Father/Husband Name:Late B.L. Agarwal (Witness2) 196, Kashidih, P.S. Sakchi, Jsr		

Book No. 1
Volume 250
Page 149 To 174
Deed No 6813/6791
Year 2011
Date 11/11/2011 16:55:16

District Sub Registrar

Signature of Operator