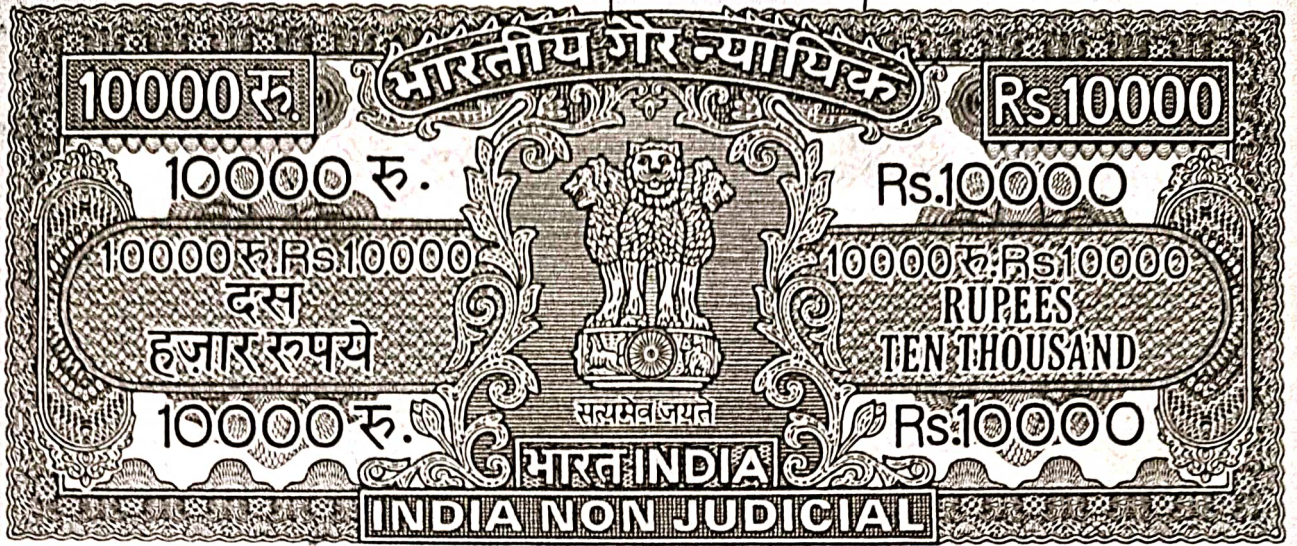


335 Saleka 3.62, 500) Stamp 14.500) Date 18/1/2011 335



7  
18/1/11  
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Nagendra Kumar Singh  
18/1/2011

Nagendra Kumar Singh  
18-1-2011

मुद्रांकन सूच संज्ञाच क्रमा  
18/1/11

03AA 789453



Handwritten scribbles and numbers, including '23' and '11'.

SALE DEED

Valued Rs.3,62,500/-

THIS SALE DEED is made on this the 18<sup>th</sup> day of January, 2011 at Srikella ; B Y :

1) MR. SHYAMA PADO MAHATO, 2) MR. KRISHNA CHANDRA MAHATO, 3) MR. MITHILESH MAHATO, all sons of Late Phani Bhushan Mahato, 4) MR. MUNI BHUSHAN MAHATO, 5) MR. GANESH CHANDRA MAHATO, both sons of Late Arjun Mahato. all by faith Hindu, by Nationality Indian, by occupation Cultivation, all residents of Uliyan Bustee, P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum within the State of Jharkhand, represented through their Constituted Attorney MR. NAGENDRA KUMAR SINGH, son of Late Bhikham Singh, by faith Hindu, by Nationality Indian, by

Handwritten signatures and names, including 'Sudhakar' and 'Sudhakar' with lines underneath. A date '18/1/11' is written at the bottom.

1000Rs.



: 2 :

occupation Business, resident of Qr.No. 11, T.C. Cross Road No.2, B.H. Area, Kadma, within P.S. Kadma, Town Jamshedpur, District East Singhbhum vide General Power of Attorney Deed No.IV-736, dated 01.07.2008 registered at District Sub-registry Office, Jamshedpur hereinafter called the **VENDORS**, (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, legal representatives, nominees and assigns ) of the One Part ;

**IN FAVOUR OF**

1) **MR. SHIV SHANKER SINGH** and 2) **MR. PRABIND KUMAR**, both Sons of Late Bhuneshwar Singh, by faith Hindu, by Nationality Indian, by occupation Business, residents of Raidih Bastee Road No.32, behind Kala Niketan School, Adityapur-2, District Seraikella-Kharsawan, Jharkhand, hereinafter called the **PURCHASERS** (which expression

*Nagendra Kumar Singh*  
18/1/2011

1000Rs.



: 3 :

shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns ) of the Other Part ;

**WITNESSETH AS FOLLOWS:**

Whereas, the land mentioned under Khata No.257, Survey Ward No.4 ANAC in Mouza Asangi, Thana No.126, Adityapur, has been recorded in the recent survey settlement operation in the names of the present vendors and they are recorded tenants of the State of Jharkhand and are paying rent with respect to the aforesaid land through Circle Officer, Gamharia, in their names; And

Whereas the Vendors expressed their desire to sell the land area measuring 1200 sq.ft. in portion of New Plot No.253 under New Khata No.257, situated in Mouza Asangi, Ward No.4 ANAC, Thana No.126, Adityapur, P.S. Adityapur, District Seraikella-Kharsawan more particularly described

Nagendra Kumar Singh  
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: 4 :

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in the schedule below to the Purchasers on total consideration of Rs.3,62,500/-(Rupees Three Lakhs Sixty Two Thousand Five Hundred) only and the Purchasers have also agreed to purchase the aforesaid land on the aforesaid sale price, on the following terms and conditions:

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

- 1) That in consideration of a sum of Rs.3,62,500/-(Rupees Three Lakhs Sixty Two Thousand Five Hundred) only paid by the Purchasers to the Vendors, the receipt of which sum the Vendors hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the schedule below property, the Vendors have conveyed and transferred by way of sale the schedule below land with all their rights, title, interest, possession easements and appurtenances thereto in favour of the Purchasers TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendors or any other person or persons claiming under them.



: 5 :

*Nagendra Kumar Singh*  
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- 2) That the Vendors have delivered the peaceful possession of the schedule below property to the Purchasers, absolutely free from all encumbrances, liens or charges of any kind whatsoever.
- 3) That from today all rights, title and interest of the Vendors over the schedule below land vested completely with the Purchasers who have become the lawful owners of the same and they are free to use and enjoy over the same in any manner as the purchasers may deem fit and proper.
- 4) That the Vendors are the sole and bonafide owners of the schedule below property and they are fully entitled to convey the same unto the Purchasers.
- 5) THAT THE VENDORS HEREBY ASSURE THE PURCHASERS AND COVENANTS:
  - i) that the Vendors are the lawful owners of the schedule below property and accordingly they have transferred the same in favour of the purchasers.



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: 6 :

*Nagesh Kumar Singh*  
18/7/11

- ii) that no right of easements of any kind is available to any other person or persons in respect of the use and enjoyment over the said property.
- iii) that the Vendors have handed over the relevant documents in connection with the schedule below property to the purchasers.
- iv) that the purchaser shall be entitled to obtain mutation of schedule below property in their own names in the records of Landlord through Circle Officer at Gamharia and accordingly shall pay rent for the same and to obtain receipts thereof in their own name.
- 6) That the Vendors have further agreed to execute and register, at the cost of the purchasers, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchasers, over the schedule below property.
- 7) That The schedule below land is situated in the Branch Road.

Nagendra Kumar Singh  
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: 7 :

8) That the Vendors have obtained permission from the competent authority Seraikella vide ULC Case No.254/10-11.

**SCHEDULE**

All that piece and parcel of raiyati homestead land area measuring 1200 sq.ft. i.e. 2.75 decimals (Two point Seven five decimals) in portion of Old Plot Nos. 67 and 69, corresponding to New Plot No.253 under Old Khata No.89 corresponding to New Khata No.257 situated in Mouza Asangi, Ward No.4 ANAC, Thana No.126, Adityapur, P.S. Adityapur, District Seraikella-Kharsawan Dist. Sub-registry Office at Seraikella, which is bounded as follows :

North : Smt. Sandhya Kumari Devi;

South : Sri Anil Kumar;

East : Portion of Plot No.253;

West : 18'ft. wide Road;

Annual Rental: Rs. 2/- only payable to the Landlord through Circle Officer at Gamharia.

**NOTE:**

Land measuring 2.75 decimals (Homestead)

Stamp duty at the rate of Rs.1,31,160/- per decimals

Stamp value Rs.1,31,160/- X 2.75 = Rs.3,60,690/-

Nagesh Kumar Singh  
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: 8 :

IN WITNESS WHEREOF the Vendor has signed this Sale Deed today at  
Seraikella on the date aforementioned.


**WITNESSES:**

1) DINESH KUMAR SINGH / Mr BALESHWAR SINGH  
'96'. B - KADMA WORKERS FLAT, KADMA - 5

2) \_\_\_\_\_ B. A. Red  
18-1-2011

Drafted, read over and explained the contents of this Sale Deed to the  
Executant / Vendor in Hindi who found and admitted the same to be true  
and correct.

Typed by :

  
Md. Umar, Jsr. Court.

  
Advocate 18/1/11

Nagendra Kumar Singh  
18/1/11

: 9 :

NAME OF THE PURCHASERS  
MR. SHIV SHANKER SINGH



शिवशंकर सिंह

Signature and Finger Print of Left Hand of the Purchaser above named  
MR. PRABIND KUMAR



Prabind Kumar

Signature and Finger Print of Left Hand of the Purchaser above named

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

Advocate.



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

Token No: 7

Token Date/Time: 18/01/2011 14:20:48

Document Type	Sale Deed	Presenter	Nagendra Kumar Singh
Presenter' Name & Address	11, T.C.Cross, Road No-2, Bh.Area, Kadma,P.S. Kadma Jsr	Date of Entry	18/01/2011
Stampable Doc. Value	362500	DOE	Total Pages 22
Document Value	362500	Stamp Value 14500	Book 1
Special Type		Serial No. 0	CNO/PNO

Remarks / Other Details

Property Details:

Anchal	Th.No.	Wrld/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	127	4	ADITYAPUR NAGAR PARSHAD	N-257	N-253			OR_RES	2.75 Decimal	360690
GAMHARIA	127	4	ADITYAPUR NAGAR PARSHAD	O-89	67,69			OR_RES	0 Decimal	0

Other Property Details:

Property Type	Th. No.	Wrld	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	Nagendra Kumar Singh	Late Bhikham Singh	Ser.	Other		11, T.C.Cross, Road No-2, Bh.Area, Kadma,P.S. Kadma Jsr
2	VENDEE	Shiv Shanker Singh	Late Bhuneshwar Singh	Ser.	Other		Raidih Bastee Road No-32, Behind Kala Niketan School Adityapur-2
3	VENDEE	Prabind Kumar	Late Bhuneshwar Singh	Ser.	Other		Raidih Bastee Road No-32, Behind Kala Niketan School Adityapur-2
4	Identifier	Dinesh Kumar Singh	Sri Baleshwar Singh	Ser.	Other		B/96, Workers Flat Kadma, P.S-Kadma, Jsr
5	Witness1	Dinesh Kumar Singh	Sri Baleshwar Singh	Ser.	Other		B/96, Workers Flat Kadma, P.S-Kadma, Jsr
6	Witness2	Din Bandhu Agarwal	Late R.K. Agarwal	Bus.	Other		196, Kashidih, Sakchi, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	3,625.00
4	SP	330.00
Total		3,958.44

*Nagendra Kumar Singh*

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर  
*N Singh*  
डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ..... *11, T.C. Cross - 2, Kadma, Jsr* ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया  
जिसकी ..... *डिनेश कुमार सिंह* ..... पिता ..... *श्री बालेश्वर सिंह* .....  
पहचान ..... *कदमा उपरोक्त* ..... पेशा ..... *नौकर* ..... ने की।  
नियासी ..... *कदमा उपरोक्त* ..... ने की।

निबंधन पंजीकरी का हस्ताक्षर  
*18/01/11*



निबंधन विभाग, झारखंड  
सरायकेला

Token No.7 Token Date: 18/01/2011 14:20:48

Serial/Deed No./Year :335/335/2011

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Nagendra Kumar Singh</b> Father/Husband Name:Late Bhikham Singh (VENDOR) 11, T.C.Cross, Road No-2, Bh.Area, Kadma,P.S. Kadma Jsr		
2	<b>Shiv Shanker Singh</b> Father/Husband Name:Late Bhuneshwar Singh (VENDEE) Raidih Bastee Road No-32, Behind Kala Niketan School Adityapur-2		
3	<b>Prabind Kumar</b> Father/Husband Name:Late Bhuneshwar Singh (VENDEE) Raidih Bastee Road No-32, Behind Kala Niketan School Adityapur-2		
4	<b>Dinesh Kumar Singh</b> Father/Husband Name:Sri Baleshwar Singh (Identifier) B/96, Workers Flat Kadma, P.S-Kadma, Jsr		
5	<b>Dinesh Kumar Singh</b> Father/Husband Name:Sri Baleshwar Singh (Witness1) B/96, Workers Flat Kadma, P.S-Kadma, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>Din Bandhu Agarwal</b> Father/Husband Name:Late R.K. Agarwal (Witness2) 196, Kashidih, Sakchi, Jsr	<input type="checkbox"/>	<input type="checkbox"/>

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Volume 13  
Page 205 To 226  
Deed No 335/335  
Year 2011  
Date 18/01/2011 18:30:24

District Sub Registrar

Signature of Operator