

5676 Sale Value 8,77,500/- Stamp 35100/- Adityapur 5658



T-32

झारखण्ड JHARKHAND

024203

*Handwritten signature*

Krishna Kumar Gupta.

11.08.2011.

Krishna Kumar Gupta.  
11.08.2011.



Attended by

(Koushik Kumar)  
Advocate  
Seraikella.

**SALE DEED**

Valued at Rs.8,77,500/-only  
Rupees eight lakh seventy,seven thousand five hundred only

This deed of sale is made on this the 11th day of August 2011 here at Seraikella by and between:

MR.KRISHNA KUMAR GUPTA, Son of late Ram Yatan Sah, by Caste-Kanu, by Faith-Hindu, by Occupation-Business, resident of Village-Bara-Gamharia, Po-Gamharia, Ps-Adityapur, District-Seraikella-Kharsawan, Jharkhand, herein after called the Seller/Vendor of the ONE PART.

**IN FAVOUR OF**

MR.VIJAY NARAYAN VIDYARTHI, Son of late Jagdish Narayan Vidyarthi, by Faith-Hindu, by Caste-Koeiry (Kushwa), by Nationality-Indian, by Occupation-Business, resident of Khasganj, Po & Ps-Sohsarai, District-Nalanda, Bihar-803118, at present residing at 147, Road No-11, Adityagarden, Adityapur, Po-Adityapur industrial area, Ps-Adityapur-832109, District-Seraikella-Kharsawan, Jharkhand, herein after called the Purchaser/Vendee of the OTHER PART.

*Handwritten notes and signatures on the left margin.*

*Handwritten signature at the bottom.*



05AA 162863

Krishna Kumar Gupta  
11.08.2011.

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NATURE OF DEED: - Deed of transfer by way of Sale.

CONSIDERATION AMOUNT: - Rupees 8,77,500/-only (Rupees eight lakh seventy seven thousand five hundred) only.

In, this deed of sale, the following expression shall unless repugnant to the context shall have the meaning assigned there too.

{A} That, the seller means the above named MR.KRISHNA KUMAR GUPTA, Son of late Ram Yatan Sah, includes his respective heirs, successors, administrators, legal representatives and assigns.

{B} That, the purchaser means the above named MR.VIJAY NARAYAN VIDYARTHI, Son of late Jagdish Narayan Vidyarthi, includes his respective heirs, successors, administrators, legal representatives and assigns.

{C} That, the immovable properties means all that lands measuring 6.60 Decimal i.e. 2860 sq.ft. in Khata No-89 (Old), 257 (New), Plot No-67,69 (Old), 253 (New), situated at Mauza-Asangi Adityapur NAC Ward No-4, Thana-Adityapur, Thana No-126, District-Seraikella-Kharsawan, more fully described in the schedule below here under written is the subject matter of this Sale deed.

WHEREAS, the land morefully described in the schedule below situated at Mauza-Asangi, Adityapur NAC Ward No-4, is the self-acquired property of the "LATE SAHODAR DEVI"- the mother of the present seller, which she was purchased by virtue of a registered SALE DEED NO-606 DATED 16-02-1996. And after purchased the same has been mutate in favour of said mother of the present seller vide MUTATION CASE NO-108/1996-97. And after the death of the mother and father of the present seller in succession right the land of schedule khata has been inherited by the present seller, and the present seller is in exclusive peaceful physical possession over the schedule mention land on payment of regular rent thereof, without any hindrance or protest any protest from any corner.

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

Koishna Kumar Gupta  
11.08.2011  
664367

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NOW THIS DEED OF TRANSFER BY WAY OF SALE WITNESSETH AS UNDER:-

1. That in pursuance of the above agreement and in consideration amount of Rs.8,77,500/- paid by the said purchaser to the said seller, the receipt where of the said sum here by acknowledges as full and final and highest consideration amount having received against absolute and out right sale of the said immovable property more particularly describe in the schedule here under written to the purchaser, the seller by these presents does hereby sale, convey, transfer, deliver and assign unto the purchaser all that immovable property more fully describe in the schedule here under written together all right, title, interest, privileges, advantages, **TO HAVE AND TO HOLD** the same without any interruption or disturbance from or by the seller, his heirs and/or any person or persons claiming under or in trust of them, with all right, title, interest and possession hereto which the seller here before enjoyed in respect of the said property.
2. That, the seller is completely divested of all his interest and right in the schedule property and shall cease to have any right or title in the property hereby sold to the purchaser by these presents.
3. That, the seller on receipt of full and final highest consideration amount of Rs.8,77,500/- in cash from the purchaser, has delivered possession of the schedule property in favour of the purchasers and all relevant papers and documents of the said property to him.
4. That, the purchaser out of his own funds or through any financial sources shall or may construct any further structures, buildings and renovate the same or part thereof and will enjoy and possess the same or part thereof with full powers of sale, Convey, transfer, deliver, mortgage or otherwise alienate the same or part thereof to any part or in any manner he like.
5. That, the purchaser shall be at liberty to get his name mutated in the superior landlord through the office of learned C.O. at Gamharia, and shall pay the ground rent and other taxes in his own name in respect of the said property.

THAT THE SELLERS HEREBY ASSURES THE PURCHASERS AND COVENANTS:

1. That, the seller is the lawful owner of the said property and there is no other co-owner or co-sharers or co-partner if the said property, except him.

Krishna Kumar Gupta  
11.08.2011.

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2. That, prior to execution of this sale deed, the seller has not sold conveyed or delivers or transferred or mortgaged the said property of part thereof to any other party and it is free from all encumbrances, charges and liens.
3. That, the seller hereby assures the purchaser to execute any further papers and documents, at the cost of the seller as may be required in future for recording and mutating his name in the records of the superior landlord and or concerned office or authority and for its peaceful possession forever.
4. That, in case the purchaser sustain any losses or damage and/or deprive from the schedule property due to defect title of the seller, in that event the seller will be liable to compensate the purchaser for such losses and damages.

**SCHEDULE**

District-Seraikella-Kharsawan, District Sub-Registry Office at Seraikella, Mouza-ASANGI, ADITYAPUR NAC WARD NO-4, Thana-ADITYAPUR, Thana No-126.

<u>KHATA NO</u>	<u>PLOT NO</u>	<u>KISIM</u>	<u>AREA</u>	<u>BOUNDARY</u>
89 (Old)	67,69 (Old)	Homestead	6.60 Decimal	N-Pump House/Common place
257 (New)	253 (New)/A	[Vacant land]	i.e.2860 sq.ft.	S-Mr.Anil Kumar. E-20 feet wide Road. W-Survey Plot No-253 (P).

ANNUAL RENT: - Rs.2.00 payable to the Govt. of Jharkhand, through C.O at Gamharia.

**WITNESSES**

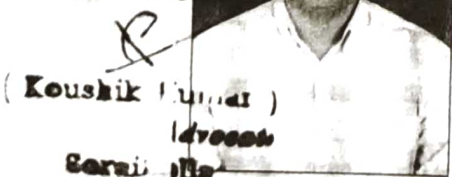
1. Bhubai Das. S/o. Late Santosh Das,  
Chhota Jamarua. 11.08.2011.
2. Suman Choudhury S/O. Dipak Choudhury,  
P.O. Adityapur. 11.08.2011.

The contents of this Sale deed have been read over and explained to the seller/executant's who admitted the same correct, put his signature/left thumb impression in presence of me. Drafted, Corrected and typed by me.

Vijay Narayan Vidyapati. 11.08.2011.

Koushik Kumar  
(Advocate) Seraikella

Attest



Certified that the persons whose photograph are affixed on this Sale Deed have put their hands in my presence, and the impression of fingers of their respective left hands have been taken by me.

Koushik Kumar  
(Advocate) Seraikella



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

Token No: 32

Token Date/Time: 11/08/2011 15:01:16

Document Type	Sale Deed	Presenter	Krishna Kumar Gupta
Presenter Name & Address	Bara Gamharia, P.S-Adityapur	Date of Entry	11/08/2011
Stampable Doc Value	877500	Total Pages	12
Document Value	877500	Book	1
Special Type		CNO/PNO	
Remarks / Other Details		Stamp Value	35100
		Serial No.	0

## 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-89	67.69			OR_RES	0 Decimal	0
GAMHARIA	127	4	ADITYAPUR NAGAR PARSHAD	N-257	N-253			OR_RES	6.6 Decimal	877140

## 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	Krishna Kumar Gupta	Late Ram Yatan Sah	Business	Other		Bara Gamharia, P.S-Adityapur
2	VENDEE	Vijay Narayan Vidyarthi	Late Jagdish Narayan Vidyarthi	Business	Other		Khasganj, P.O & P.S-Sohsarai, Dist-Nalanda
3	Identifier	Bubai Das	Late Santosh Das	Business	Other		Chhota Gamharia, P.S. Gamharia
4	Witness1	Bubai Das	Late Santosh Das	Business	Other		Chhota Gamharia, P.S. Gamharia
5	Witness2	Sumanto Chowdhary	Late Dipak Chowdhary	Business	Other		Gamharia, P.S. Adityapur

## Fee Details:

SN	Description	Amount
1	LL	
2	PR	2.50
3	A1	0.94
4	SP	26,325.00
	Total	180.00
		26,508.44

Krishna Kumar Gupta

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

डाटा इंद्रि (अंश) का हस्ताक्षर

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

Krishna Kumar Gupta

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

395 41 m

पिता

Late Jagdish Narayan Vidyarthi

पेशा

Chhota Gamharia, P.S. Gamharia

ने की।

निबंधन प्रविष्टियों का हस्ताक्षर

11/8/11



निबंधन विभाग, झारखंड  
सरायकेला

Token No.32 Token Date: 11/08/2011 15:01:16  
Serial/Deed No./Year :5676/5658/2011  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Krishna Kumar Gupta</b> Father/Husband Name:Late Ram Yatan Sah (VENDOR) Bara Gamharia, P.S-Adityapur		
2	<b>Vijay Narayan Vidyarthi</b> Father/Husband Name:Late Jagdish Narayan Vidyarthi (VENDEE) Khasganj, P.O & P.S-Sohsarai, Dist-Nalanda		
3	<b>Bubai Das</b> Father/Husband Name:Late Santosh Das (Identifier) Chhota Gamharia, P.S. Gamharia		
4	<b>Bubai Das</b> Father/Husband Name:Late Santosh Das (Witness1) Chhota Gamharia, P.S. Gamharia	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Sumanto Chowdhary</b> Father/Husband Name:Late Dipak Chowdhary (Witness2) Gamharia, P.S. Adityapur	<input type="checkbox"/>	<input type="checkbox"/>

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Year 2011  
Date 11/08/2011 17:50:29

District Sub Registrar

Signature of Operator