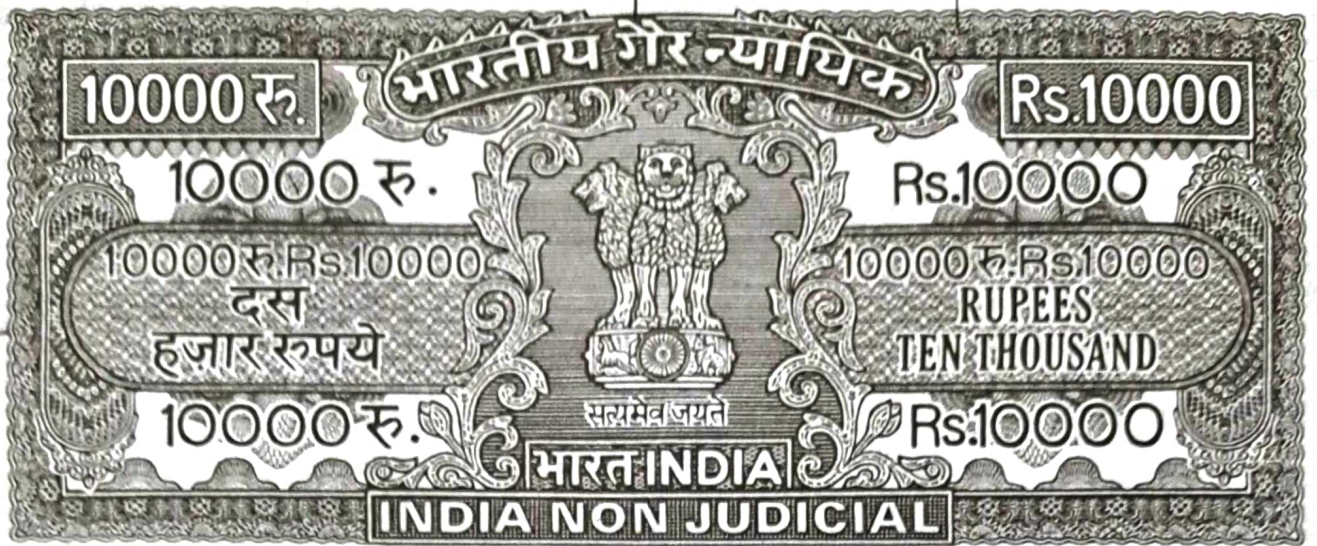


336 Serial. 3.62, 500 Date 14. 500 Adit 336



*Nagendra Kumar Singh*  
18/1/11

इलियॉकन सचि से जांच कया

*[Signature]*  
18/1/11

03AA 789454



*Nagendra Kumar Singh*  
13-1-2011

*[Handwritten notes and scribbles]*  
469 23

SALE DEED

Valued Rs.3,62,500/-

THIS SALE DEED is made on this the 18th day of January, 2011 at Serikella ; B Y :

1) MR. SHYAMA PADO MAHATO, 2) MR. KRISHNA CHANDRA MAHATO, 3) MR. MIFHILESH 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 notes]*  
18/1/11



: 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**

**MR. ANIL KUMAR**, Son of Shri Yadubir Kunwar, by faith Hindu, by Nationality Indian, by occupation Business, resident of Qr.No.S-7/2, New Housing Colony, Adityapur, P.O. & P.S. Adityapur, District Seraikella-Kharsawan, hereinafter called the **PURCHASER** (which expression shall

*Nagendra Kumar Singh*  
18/7/11



*Nayana Kumar Singh*  
18/1/11

: 3 :

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 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



: 4 :

in the schedule below to the Purchaser on total consideration of Rs.3,62,500/-(Rupees Three Lakhs Sixty Two Thousand Five Hundred) only and the Purchaser has 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 Purchaser 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 Purchaser 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.

*Neeraj Kumar Singh*  
18/11/11



: 5 :

- 2) That the Vendors have delivered the peaceful possession of the schedule below property to the Purchaser, 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 Purchaser who has become the lawful owner of the same and he is free to use and enjoy over the same in any manner as the purchaser 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 Purchaser.
- 5) THAT THE VENDORS HEREBY ASSURE THE PURCHASER 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 purchaser.

*Magdha Kumar Singh*  
18/11/11



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: 6 :

- Nejendra Kumar Singh*  
15/11
- 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 purchaser.
- iv) that the purchaser shall be entitled to obtain mutation of schedule below property in his own name in the records of Landlord through Circle Officer at Gamharia and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.
- 6) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.
- 7) That The schedule below land is situated in the Branch Road.

Nagendra Kumar Singh  
18/11/11

: 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 : Sri Shiv Shanker Singh;

South : Nij;

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/-


Nagendra Kumar Singh  
18/11/11

: 8 :

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


**WITNESSES:**

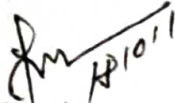
1) DINESH KUMAR SINGH / Mr. BALESHWAR SINGH  
'96' B KADMA WORKERS FLAT , KADMA - 5

2)  12 April  
18-11-2011

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.

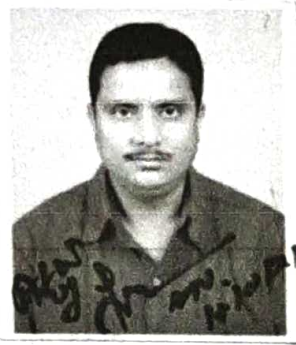
  
Advocate

Nagendra Kumar Singh  
18/11/11

: 9 :

**NAME OF THE PURCHASER**

**MR. ANIL KUMAR**



Anil Kumar

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.



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

Token No: 8

Token Date/Time: 18/01/2011 14:28:55

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.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	127	4	ADITYAPUR NAGAR PARSHAD	O-89	O-67,69			OR_RES	2.75 Decimal	360690
GAMHARIA	127	4	ADITYAPUR NAGAR PARSHAD	N-257	N-253			OR_RES	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	Nagendra Kumar Singh	Late Bhikham Singh	Ser.	Other		11, T.C.Cross, Road No-2, Bh.Area, Kadma,P.S. Kadma Jsr
2	VENDEE	Anil Kumar	Sri Yadubir Kunwar	Bus.	Other		Qr. No-S-7/2 New Housing Colony, Adityapur, P.S. Adityapur
3	Identifier	Dinesh Kumar Singh	Sri Baleshwar Singh	Ser.	Other		B/96, Workers Flat Kadma, P.S. Kadma, Jsr
4	Witness1	Dinesh Kumar Singh	Sri Baleshwar Singh	Ser.	Other		B/96, Workers Flat Kadma, P.S. Kadma, Jsr
5	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 प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

*नगेंद्र कुमार सिंह*

*दिनेश कुमार सिंह*

*कदमा - जहरीदपुर*

पिता *र. क. लेखर*

पेशा *नौकर* ने की।

निबंधन पर्यवेक्षक का हस्ताक्षर

*दिनेश*



निबंधन विभाग, झारखंड  
सरायकेला

Token No.8 Token Date: 18/01/2011 14:28:55

Serial/Deed No./Year :336/336/2011

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>Anil Kumar</b> Father/Husband Name:Sri Yadubir Kunwar (VENDEE) Qr. No-S-7/2 New Housing Colony, Adityapur, P.S. Adityapur		
3	<b>Dinesh Kumar Singh</b> Father/Husband Name:Sri Baleshwar Singh (Identifier) B/96, Workers Flat Kadma, P.S-Kadma, Jsr		
4	<b>Dinesh Kumar Singh</b> Father/Husband Name:Sri Baleshwar Singh (Witness1) B/96, Workers Flat Kadma, P.S-Kadma, Jsr		
5	<b>Din Bandhu Agarwal</b> Father/Husband Name:Late R.K. Agarwal (Witness2) 196, Kashidih, Sakchi, Jsr		

Book No. I  
Volume 13  
Page 227 To 248  
Deed No 336/336  
Year 2011  
Date 18/01/2011 18:31:48

District Sub Registrar

Signature of Operator