

4777 Sale value ₹ 90,000/- = 3932

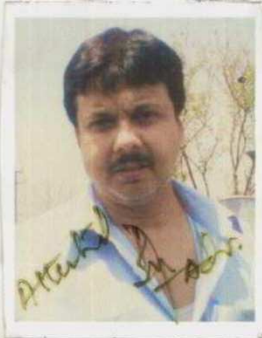


T-84
16/05/11

झारखण्ड JHARKHAND

Sale 26000

018071



PRADIP R. SARKAR
DISTRICT JUDGES COURT
JAMSHEDPUR.

Vivekanand Pathak
16/5/11



प्रपत्ता नं० 219, 217 ब्लॉक क 1689, 1694
लाका। लीमिटेड नये 16/5/11

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 16th DAY OF MAY 2011 AT JAMSHEDPUR ; BETWEEN:

MR. VIVEKANAND PATHAK, Son of Late Bal Govind Pathak, by faith Hindu, by occupation Service, by nationality Indian, resident of H.No.15, Chhotagovindpur, P.S.Govindpur, Town - Jamshedpur, Dist. East Singhbhum, in the state of Jharkhand, hereinafter referred to as the **SELLER** (which expression shall, unless excluded by or repugnant to the subject or context, mean and include his legal heirs, successors assignees, administrators, legal representatives and successors etc.) of the **ONE PART** (having Income Tax PAN NO. AAFPS4608M.....);

16/5/11
Fee charged
₹ 300 = 0
2250
294
16/5/11

5



Supplied Stamps 26000/- DC 10/5/26
In favor of Sri/Smt. B.N. Chitresh of Jor
For the purpose of Sale deed

Stamp
JSR. Try.

0001300

10/2/11
Shri B.N. Chitresh

17/2/11
Shri B.N. Chitresh

IN FAVOUR OF



16/5/11

MS. B. N. CHITRESH H. a Purchaser has having his office at SDRS Campus, River View Area, Zone P-2, Hussainpur, Town Jambhadr, 831004, District Sidda, State of Karnataka, represented by one of his sons, Shri B. N. Chitresh, son of Shri B. N. Chitresh, by his Hindu, wife, Shri B. N. Chitresh, resident of SDRS Campus, River View Area, Zone P-2, Hussainpur, Town Jambhadr, District Jambhadr, State of Karnataka, represented to as the PURCHASER BUYER (which expression shall, unless excluded by or repugnant to the subject or context, mean and bearing thereof deemed to include the above named purchaser and also include his heirs, successors, legal representatives, nominees, assigns, executors and assigns) of the OTHER PART (having Income Tax PAN NO. AATF822004)



Vivek and Pathak
16/5/11

Vivek and Pathak
16/5/11

IN FAVOUR OF

engaged in the business of construction of housing projects
M/S. B. N. CIVITECH, a Partnership firm, having its office at SDPS Campus, River View Area, Zone No.1B, Birsanagar, P.S. Birsanagar, Town Jamshedpur – 831004, District Singhbhum East, in the State of Jharkhand, represented by one of its Partner **SHRI BINAY SHANKAR** Son of Shri Baij Nath Sah, by faith Hindu, by occupation business, by Nationality Indian, resident of SDPS Campus, River View Area, Zone No.1B, Birsanagar, P.S Birsanagar, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter referred to as the **PURCHASER/ BUYER** (which expression shall, unless excluded by or repugnant to the subject or context, mean and meaning thereof deemed to include the above named purchasers and also include its heirs, successors, legal representatives nominees, successors in office, executors and assigns) of the **OTHER PART** (having Income Tax PAN NO. **AAIFB2600H**.....).

Vivekanand Patil
16/5/17

NATURE OF DEED: SALE DEED

As per Government Value: Rs. 5,90,000/-

TOTAL CONSIDERATION: Rs.4,00,000/- (Rupees Four lakhs only).

WHEREAS, the Seller is the sole, absolute and lawful owner of the schedule below property which he acquired out of his hard earned money from its previous lawful owners by means of a Registered Sale Deed bearing Deed No. 5314, dated 26.09.2006, registered at District Sub-Registry Office at Jamshedpur and since the date of its purchase the Seller have been in peaceful physical possession and occupation over the schedule below property without any kind of let, hindrance or disturbances from any corner and as such is the lawful owner thereof by exercising all acts of ownerships thereto. The schedule below property also stands recorded and mutated in the name of the Seller above referred in the records of the landlord, the state and by the issue of a correction slip showing mutation vide mutation case no. 1089/2006-07, dated 20.11.2006 and the Seller have been paying upto date land revenue for his said land property, to the landlord, the state.

AND WHEREAS, now being in urgent need of money, the Seller above referred proposed to sale his schedule below property for a total consideration amount of **Rs.4,00,000/- (Rupees Four lakhs only)** and the Purchaser above referred have agreed to purchase the same for the said price.

NOW THIS DEED OF SALE WITNESSTH:

1. That in pursuance of the above agreement and in consideration amount of the said sum of money **Rs.4,00,000/- (Rupees Four lakhs only)** paid by the purchaser to the seller, the receipt of which sum the seller do hereby admit and acknowledge as full, final and highest consideration of the scheduled below property, the seller by these presents do hereby absolutely and forever sell, convey, transfer the all that property described in the scheduled below together with all rights, title, interest, privilege, advantage, common services etc. therein favour of purchaser by this deed of sale **TO HAVE AND TO HOLD** the same unto the purchaser its/his/ heirs, successors, representatives in office together with all rights, title, interest and

Vivekanand Patil
16/5/11

possession without any interruption from the side of the seller or any person claiming under him.

2. That after receipt of the total consideration amount as aforesaid, from the Purchaser aforesaid, the seller has handed over / delivered physical possession of the schedule below property to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owners in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other way whatsoever in manner it likes and the purchasers shall be at liberty to get its name mutated in the office of the landlord and pay rent for the same in its own name for the Schedule below property.
3. That the seller has not charged or transferred the scheduled below property in any way to anyone else and if for any defect of title or possession, the purchaser/s suffer/s any loss in future, then the seller/s will be liable to compensate such loss of the purchaser/s.
4. That from this day all the right, title, interest and possession of the seller in the schedule below property will cease to exist and shall vest unto the purchaser. The property hereby conveyed by this deed of sale is free from all encumbrances, charges, liens, lispensens etc.
5. That the sellers have not charged or transferred the schedule below property in any way to anyone else and if for any defect of title or possession, the purchaser suffer any loss in future, then the seller shall be liable to compensate such loss of the purchaser.
6. That the terms Sellers and Purchaser used in this deed of sale shall mean and include their respective legal heirs and successors unless the same are repugnant to the context.

SCHEDULE

(Description of the property hereby transferred)

Within District East Singhbhum, District Sub-Registry Office at Jamshedpur, pargana Dhalbhum, in town Jamshedpur, in Mouza Hurlung, PS-Birsanagar, Survey Thana No. 1201, Halka No. VI, all that Raiyati ~~Don~~ land, recorded under

<u>KHATA NO.</u>	<u>PLOT NO.</u>	<u>AREA OF LAND</u>
219	1689	0.02 ½ Decimals
217	1694	0.24 Decimals
	Total	0.26 ½ Decimals

which is bounded by:

NORTH: Rasta;
 SOUTH: Jay Shankar Prasad;
 EAST: Jay Shankar Prasad;
 WEST: Jay Shankar Prasad.

Annual ground rent payable to the landlord, the state of Jharkhand, through the C.O. Jamshedpur.

IN WITNESS WHEREOF, the seller has hereunto set his hand on this deed of sale on the day, month and year first above written.

Read over and explained the contents of this deed to the executants who admits the same to be true and correct.

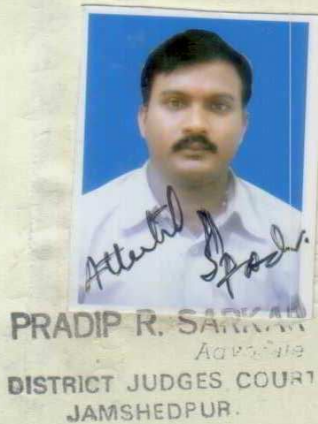
WITNESS:

1. N. Anand Rao. s/o N. Krishna Rao
 at Zone No. 5, Bissa Nagar, JSM.
2. Subhas Roy 16/05/2011.

Typed by:
 Shiva

Drafted by:
 16/05/2011
 ADVOCATE

PHOTOGRAPH, SIGNATURE AND FIVE FINGER PRINTS OF LEFT HAND OF THE PURCHASER



16/05/2011
 Pradip Sarkar



Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

16/05/2011
 Advocate



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.84 Token Date: 16/05/2011 17:35:16

Serial/Deed No./Year :4777/3932/2011

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Vivekanand Pathak Father/Husband Name:Late Bal Govind Pathak (VENDOR) H.No.15, Chhotagovindpur, Ps. Govindpur,Jsr		
2	M/S B.N.Civitech Rep.By Binay Shankar Father/Husband Name:Baij Nath Sah (VENDEE) Sdps Campus, River View Area, Zone No.1 B, Birsanagar, Jsr		
3	N. Anand Rao Father/Husband Name:N. Krishna Rao (Identifier) Zone No.5, Birsanagar, Jsr		
4	N. Anand Rao Father/Husband Name:N. Krishna Rao (Witness1) Zone No.5, Birsanagar, Jsr		
5	Subhas Roy Father/Husband Name:Late N. K. Roy (Witness2) Sonari,Jsr		

Book No. I
Volume 155
Page 449 To 462
Deed No 4777/3932
Year 2011
Date 16/05/2011 18:07:49

District Sub Registrar

Signature of Operator



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

Token No: 84

Token Date/Time: 16/05/2011 17:35:16

Document Type	Sale Deed	Presenter	Vivekanand Pathak
Presenter' Name & Address	H.No.15, Chhotagovindpur, Ps. Govindpur,Jsr		
Stampable Doc. Value	590000	DOE	Date of Entry 16/05/2011
Document Value	590000	Stamp Value 26000	Total Pages 14
Special Type		Serial No. 0	Book 1
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
JAMSHEDPUR	1201	6	HURLUNG	219	1689			OR_DON	26.5 Decimal	508800
JAMSHEDPUR	1201	6	HURLUNG	217	1694			OR_DON	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	Vivekanand Pathak	Late Bal Govind Pathak	Service	Other		H.No.15, Chhotagovindpur, Ps. Govindpur,Jsr
2	VENDEE	M/S B.N.Civitech Rep.By Binay Shankar	Bajj Nath Sah	Business	Other		Sdps Campus, River View Area, Zone No.1 B, Birsanagar, Jsr
3	Identifier	N. Anand Rao	N. Krishna Rao	Service	Other		Zone No.5, Birsanagar, Jsr
4	Witness1	N. Anand Rao	N. Krishna Rao	Service	Other		Zone No.5, Birsanagar, Jsr
5	Witness2	Subhas Roy	Late N. K. Roy	Business	Other		Sonari,Jsr

Fee Details:

SN	Description	Amount
1	A1	5,900.00
2	SP	210.00
3	LL	5.00
4	P	1.88
Total		6,116.88

Vivekanand Pathak

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंटरि ऑपरेटर का हस्ताक्षर

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंपूट फार्म के अनुरूप डाटा इंटरि की गई है।

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

निवासी

Vivekanand Pathak

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

पिता. V. N. Pathak

पेशा. ... ने की।

निबंधन पदाधिकारी का हस्ताक्षर