

1992 Seraike 4,75,000/- 19 000/- 1977 5000Rs.



Handwritten notes: 464, 23, and a signature with the date 14/5.



Handwritten notes: 'Hansraj', 'balabhai', and '14/5/09'.



**SALE DEED**  
Valued at Rs. 4,75,000/-  
(Rupees : Four Lacs Seventy Five Thousand) only.

This Sale Deed is made on this the 14th day of May 2009. at Seraikella

By

(1) Mr. Ananga Chandra Mahato, Son of Late Raja Ram Mahato, (2) Mr. Bhupen Mahato, Son of Late Nilamber Mahato, and (3) Mrs. Basanti Mahato, W/o. Late Mithu Mahato all by faith - Hindu, by Nationality - Indians, by Occupation - No. (1) and (2) Cultivation, No. (3) Household, affairs, residents of Dindli Basti, Adityapur within P.S. - Adityapur, Dist. - Seraikela-Kharsawan, represented by their duly constituted and appointed Attorneys (1) Mr. Vimlesh Singh, Son of Shri Ram Das Singh, and

Handwritten signatures and notes on the left side of the page.

Vertical handwritten notes: 'Hansraj' and 'balabhai'.

KEDAR CONSTRUCTION

PARTNER

5000Rs.



...2..

Vinod Singh  
14/08/09  
28/12/09  
21/09

(2) Mr. Kamlesh Thakur, Son of Shri Shiv Kumar Thakur, both by faith-Hindu, by Nationality - Indian, by occupation- Business, resident of M/B-14, New Housing Colony, Adityapur within, P.S.-Adityapur, Dist. - Seraikella-Kharsawan, resident of S-22/5, New Housing Colony, Adityapur within P.S.-Adityapur, Dist.-Seraikella-Kharsawan, vide G.P.A. No. IV-210, SI.No. 1742, dated 03.03.09, registered at Dist. Sub Registry Office Jamshedpur (Jharkhand) hereinafter called the Vendors (Sellers) ; (which expression shall unless excluded by or repugnant to the context be deemed to include its successor in Office, executors, nominees, legal representatives and assignees) of the ONE PART,

IN FAVOUR OF

Kumari Sushma, W/o. Sri Manoj Kumar Singh, by Religion-Hindu, by Occupation- House Wife, by Nationality-Indian, resident At. - Qr.No. 294/2/4, Road No. 10, Adityapur-2, P.S.-R.I.T., Dist. : Seraikella-Kharsawan, State - Jharkhand. hereinafter called the purchaser. (which expression shall unless excluded by or repugnant to the context be deemed to include her executors, nominees, legal representatives and assignees) of the OTHER PART,

KEDAR CONSTRUCTION

PARTNER

5000Rs.



...3..

Witnesses  
1/10/14  
08/12/14

WITNESSES AS FOLLOWS

Whereas the aforesaid Vendors are the owner of schedule below land of New Khata No.-81, Corresponding to Old Khata No.-85 in Mouza-Dindly, under P.S.-Adityapur, N.A.C., Adityapur, Thana No.-128, Within Ward No.-5.

And whereas the Sellers who has been in exclusive possession and exercising all acts of ownership thereto, as its lawful owner in the eye of law without any interruption or objection or impediment from any corner and on payment of due proportionate ground rent, other taxes etc. alongwith others to superiors landlord.

And whereas being in need of money the above Vendors wanted to sell off the schedule below land to any intending purchaser or purchaser for an optimum available market price.

And whereas having heard about this the instant purchaser offered to purchase the schedule below land, which is morefully described in schedule below appended to it for a total consideration of Rs. 4,75,000/- (Rupees Four Lacs Seventy Five Thousand) only.

KEDAR CONSTRUCTION

PARTNER

1000Rs.



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Handwritten notes in blue ink: '14/5/09', '21/08', '6/11/09', and 'Kedar Construction'.

And whereas the Vendors have agreed to the said proposal of the purchaser, And in tune the purchaser have paid the full and final cost of the land amounting to Rs. 4,75,000/- (Rupees : Four Lacs Seventy Five Thousand) only to the Vendors to which the Vendors admit acknowledge the receipt thereof.

And Whereas the Vendors do hereby convey and transfer the schedule below land to the purchaser for ever and absolutely after seeking obtaining permission under U.L.C. Act from the Competent authority vide U.L.C. Case No. 177 / 2008 - 2009, on the terms set forth as under.

NOW THEREFORE THIS DEED WITNESSETH:

1. That the Vendors being in receipt of total consideration price of Rs. 4,75,000/- (Rupees : Four Lacs Seventy Five Thousand) only do hereby transfer and convey the schedule below land infavour of their intent purchaser with all of their subsisting legal right, title, interest and possession of the land in question which shall henceforth be hold, occupies and enjoyed by the said purchaser for ever and absolutely, without hindrance from any side whatsoever, being its absolute and perfect lawful owner.

KEDAR CONSTRUCTION  
  
PARTNER

1000Rs.



...5...

Vinod Singh  
14/08/09  
14/08/09

2. That in token of acceptance to this Deed of sale, the Vendors have delivered possession of the schedule below land to the purchaser, who admits to have entered into the same land.

3. That it is further declared and undertaken by the Vendors that the schedule below land is a free hold land, free from any / all encumbrances, lien, charges, pledge and / or mortgage of any nature and the Sellerss have perfect legal right, title, interest and possession, which is being conveyed to their instant purchaser, In the event any defect in the said land is detected in any manner of nature hereinafter, the same shall be made good and perfect by the Vendors at their own cost and consequences.

4. That, further more owing to defect in title of Vendors, over the schedule below land, if the purchaser incurs any loss the same shall also be made good and / or compensated by the Vendors, by all means whatsoever.

KEDAR CONSTRUCTION

PARTNER

1000 Rs.



28/12/2019  
6/5/19  
5/10/19  
12/11/19

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5. That the Vendors accordingly do hereby declare and undertake that they bind themselves to execute and / or register any further deed / (s) of conveyance / assurance or like natured documents or indenture if so required in future to perfect the right, title, interest and possession of the purchaser over the schedule below land, described in schedule below.

6. That, now being owner of the schedule below land the purchaser shall be fully entitled to get its name mutated with respect of land in question from the Govt. office and in case of any difficulty, the Vendors being themselves to do all that may be required in accordance to the prevailing rules and regulations. And the purchaser being owner shall pay the land revenue, levy, cess or any other statutory imposition's, levied or to be levied hereinafter, to the state of Jharkhand, for all time to come henceforth.

KEDAR CONSTRUCTION

PARTNER

1000Rs.



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18/5/09  
19/11/09  
18/12/09  
18/12/09

SCHEDULE

District : Seraikella-Kharsawn, District Sub-Registry Office Seraikella, Mouza - Dindiy, Thana No.-128, P.S.-Adityapur, N.A.C. Adityapur, Ward No.-5, Sub-Plot No. - 16.

Khata No.	Khata No.	Plot No.	Plot No.	Area	Type of
New	Old	New	Old	Sq.ft.	Land
81	85	969	1223	1980	Home State

Total Area - 1980 Sq.ft. = 4.54 Dec.

Bounded and butted by :-

North : Asha Agrawal  
South : Nij  
East : Nij  
West : Road

Tress map attached with this sale deed which is the part of this sale deed.

Annual Rent - Rs. 1/- Only. Payble to state of Jharkhand through C.O. Gamharia.

KEDAR CONSTRUCTION

PARTNER

Witness Singh  
14/08/09  
20/08/09  
14/08/09

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In witnessess whereof the Vendors have executed this deed of sale today the day, month & year before mentioned.

Witnessess

1. विकास गकुर पिता - शिवकुमार गकुर
2. Hannu Singh. s/o Late. S. P. Singh.  
Kalhapuri Aditppur.

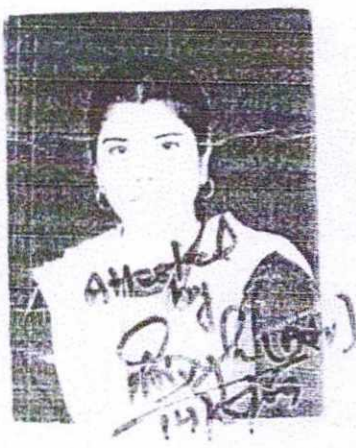
Readover and explained to Vendors the contents of this deed who admitted the same correct and written as per their instruction put hand in my presence.

KEDAR CONSTRUCTION

  
PARTNER

605141  
26/12/18 B.D. 40  
12/12/18  
Kedar Construction

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Kumari Susting



Certified that the Vendors and purchaser whose attested photographs have been affixed on the deed have signed and put their respective finger impression on the deed in my presence and this deed contained in 9 pages containing 1600 words.

KEDAR CONSTRUCTION

PARTNER

Advocate.  
4/5/18

No: 27

Token Date/Time: 14/05/2009 14:24:44

Document Type	Sale Deed	Presenter	Vimlesh Singh
Presenter Name & Address	M/B-14, New Housing Colony, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand		
Date of Entry	14/05/2009	DOE	Total Pages 24
Document Value	475000	Stamp Value	19000
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
GAMHARIA	128	5	Dindali	N-81	N-969			Homestead Land	1980 Sq. Ft.
GAMHARIA	128	5	Dindali	O-85	O-1223			Homestead Land	0 Sq. Ft.

## 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	Vimlesh Singh	Ram Das Singh	Business	Other		M/B-14, New Housing Colony, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand
2	VENDOR	Kamlesh Thakur	Shiv Kumar Thakur	Business	Other		S-22/5, New Housing Colony, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand
3	VENDEE	Kumari Sushma	W/O Manoj Kumar Singh	H/W	Other		Qr No. 294/2/4, Road No. 10, Adityapur-2, P.S. R.I.T, Dist- Seraikella Kharsawan, Jharkhand
4	Identifier	Vikash Thakur	Shiv Kumar Thakur	Business	Other		S-22/5, New Housing Colony, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand
5	Witness1	Vikash Thakur	Shiv Kumar Thakur	Business	Other		S-22/5, New Housing Colony, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand
6	Witness2	Mannu Singh	Late S.P. Singh	Service	Other		Kalpanapuri, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand

## Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,750.00
4	SP	360.00
Total		5,113.44

Vimlesh Singh

14/05/09

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता को हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त विमलेश सिंह एवं कुमलेश ठाकुर ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

निवासी

विमलेश सिंह एवं कुमलेश ठाकुर

विक्रम ठाकुर

पिता

शिव कुमार ठाकुर

पेशा

व्यापारी

ने की

आदित्यपुर - I आदित्यपुर

निबंधन पदाधिकारी का हस्ताक्षर

KEDAR CONSTRUCTION

PARTNER

14/5



निबंधन विभाग, झारखंड  
सरायकेला

Token No.27 Token Date: 14/05/2009 14:24:44  
Serial/Deed No./Year :1992/1979/2009  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Vimlesh Singh</b> Father/Husband Name:Ram Das Singh (VENDOR) M/B-14, New Housing Colony, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand		
2	<b>Kamlesh Thakur</b> Father/Husband Name:Shiv Kumar Thakur (VENDOR) S-22/5, New Housing Colony, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand		
3	<b>Kumari Sushma</b> Father/Husband Name:W/O Manoj Kumar Singh (VENDEE) Qr No. 294/2/4, Road No. 10, Adityapur-2, P.S. R.I.T, Dist- Seraikella Kharsawan, Jharkhand		
4	<b>Vikash Thakur</b> Father/Husband Name:Shiv Kumar Thakur (Identifier) S-22/5, New Housing Colony, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand		
5	<b>Vikash Thakur</b> Father/Husband Name:Shiv Kumar Thakur (Witness1) S-22/5, New Housing Colony, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand		
6	<b>Mannu Singh</b> Father/Husband Name:Late S.P. Singh (Witness2) Kalpanapuri, Adityapur, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand		

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Year 2009  
Date 14/05/2009 15:38:03

Distriet Sub Registrar

KEDAR CONSTRUCTION

PARTNER