

1960 Kh. 15,00,000/- 1950



11  
24/3/11

T-8  
24/03

पुस्तकानुसार सचिवालय में जांच किताब  
श्री 8/11



चन्द्र भूषण शर्मा  
24/3/11

चन्द्र भूषण शर्मा  
M.V. K.



02DD 747941

Handwritten notes and signatures on the left side of the page, including '23' and '24/3/11'.

SALE DEED

Valued at Rs.15,00,000/-

(Rupees Fifteen Lakhs only)

THIS SALE DEED is made on this the 24th day of March, 2011 at Seraikella; B Y :

SHRI CHANDRA BHUSHAN SHARMA son of Sri Ram Swarup Sharma, by faith Hindu, by Nationality Indian, by occupation Service resident of S-33/5, S-Type, Old Housing Colony, Adityapur-1 within P.S. Adityapur, District Seraikella-Kharsawan, herein- after called the VENDOR (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part ;

Handwritten signatures and names on the left side, including 'Smt' and '24/3/11'.

No. 20885 Sold:  
Value Rs. 25,000/-  
Total Value 60000/-  
Date of Sale 21/3/11

Madhosh kr Mishra of R. No. 15  
Block No: 60/1/1  
Date of Sale 21/3/11 S. G. Sak

Stamp Clerk  
District Treasury  
Seraikeola-Kherawan

036127

कोषागार पदाधिकारी  
सरायकेला-खरसावा

2011

समय  
कृपया सभी  
सामान्य बात  
आधिकारिक  
बातों के लिए  
की जाए।

पद संयोजक  
सरायकेला

सरायकेला  
कोषागार पदाधिकारी





02DD 747942

रजि. नुसका शमा  
25/8/11

:: 2 ::

IN FAVOUR OF

SHRI MADHESH KUMAR MISHRA, son of Sri Hari Shyam Mishra,  
by faith Hindu, by Nationality Indian, by occupation Service,  
resident of Qr.No.60/1/1, Road No.15, Adityapur-2, P.S.Adityapur  
District Seraikella-Kharsawan, Jharkhand, hereinafter called  
the PURCHASER (which expression shall 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 ; PAN No- ALFPM 5134 R

Witnesseth as follows :-

Whereas, the Vendor is the lawful owner of land area measuring  
50' ft. X 60' ft. = 3000 sq.ft. bearing Society's Sub-Plot No.7  
within Survey Plot Nos. 290 & 291, under Khata No.80, situated  
in Mouza Asangi, Ward No.4, Adityapur Notified Area Committee  
within P.S. Adityapur, District Seraikella-Kharsawan (previously  
West Singhbhum); A n d



05AA 165585

भारतीय गैर न्यायिक  
22/11/11

:: 3 ::

And Whereas, the Vendor purchased the aforementioned land by virtue of a registered Sale Deed bearing Deed No.2770, dated 30.09.1992 registered at District Registry Office Chaibasa, from Abdul Bari Samakari Grih Nirman Samity Limited, Adityapur, Jamshedpur, a registered Co-operative Housing Society with its Registration No.26/Singhbhum, dated 25th January, 1988 under the Bihar and Orissa Co-operative Societies Act, and since the date of purchase the present Vendor has been in peaceful physical possession and enjoyment over the same without any interruption from any corner; A n d

Whereas, the Purchaser approached the Vendor to purchase the aforesaid land measuring 3000 sq.ft. bearing Society's Sub-Plot No.7, within Survey Plot No. 290 & 291, under Khata No.80, situated in Mouza Asangi, Ward No.4 A.N.A.C. within P.S. Adityapur, Dist. Seraikella-Kharsawan, more fully described in the schedule below and accordingly the Vendor has agreed and decided to sell the aforesaid land fully described in the schedule below to the Purchaser

:: 4 ::

on total consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs)  
only on the following terms and conditions :-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

- 1) That in consideration of a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs) only paid by Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all his 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 Vendor or any other person or persons claiming under him.
- 2) That the Vendor has handed over the peaceful possession of the schedule below land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever
- 3) That the Vendor is completely divested of all his rights, title interest in the schedule below property and henceforth the Vendor shall cease to have any manner of title to the said property and claim on the said property.
- 4) That from this day the purchaser shall enjoy and possess the said property in any manner according to its desire and requirements as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons.

Handwritten signature  
21/2/11

Deve  
11/12/92

:: 5 ::

The Purchaser shall also be at liberty to have or get his name mutated in the office of the Landlord through Circle Officer Gamharia and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendor is the sole and bonafide owner of the said land and he is fully entitled to dispose off the schedule below land to the Purchaser.

6) That the Vendor hereby assures the Purchaser and covenants:-

a) that the vendor is the lawful owner of the schedule below land and accordingly he has transferred the same in favour of the purchaser.

b) that the schedule below land or any part thereof being lost to the purchaser, on account of any defect in the title or possession of the vendor, then in that case the Vendor shall be bound to make good the loss which the purchaser may sustains in future.

e) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below land.

6) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.

7) That the Vendor has handed over the Original Sale Deed No.2770 dated 30.9.1992 to the Purchaser and the Purchaser hereby undertakes to abide by the terms and conditions as mentioned in the said Sale No.2770 dated 30.9.1992 in connection with the schedule below land.

:: 6 ::

SCHEDULE

A portion of land area measuring on the North side: 50'ft. South side: 50'ft, East side: 60'ft, West side: 60'ft. equivalent to an area of 3000 square feet bearing Society's Sub-Plot No.7, within Survey Plot Nos. 290 & 291, under Khata No.80, situated in Mouza Asangi, Ward No.4, Adityapur Notified Area Committee, within P.S. Adityapur, District Seraikella-Kharsawan, which is bounded as follows :-

North : Road 20'ft.

South : Vacant land

East : Sub-Plot No.6

West : Sub-Plot No.8

Annual rent of Rs.0.25 paise payable to State of Jharkhand through Circle officer at Gamharia.

In Witness whereof the Vendor has signed this Sale Deed today at Seraikella on the date aforementioned.

Witnesses:

- 1) Devencha Kumar S/o Shree Dhruwashanker Prasad  
R/o Adityapur - 2 Road No - 4, PS - RIT
- 2) Devenchar Singh S/o Shree Ganai Chandal Singh  
R/o Byn = 35/1/1, R/n = 13, Adityapur = 2, J.S.R. PS = R.I.T

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

Typed by :

*C.K. Das*  
24-3-2011

*L.V. Prasad*  
Advocate

24-3-2011

Mishra Mishra Mishra

MRE/MC

:: 7 ::

Name of the Purchaser :

SHRI MADHESH KUMAR MISHRA



Attorney  
D.V. Prasad  
24-3-2011

Madhesh K. Mishra  
24/03/11

Signature and finger prints 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.

D.V. Prasad  
Advocate

24.3.2011



निबंधन विभाग, झारखंड  
सरायकेला

Token No.8 Token Date: 24/03/2011 14:25:29  
Serial/Deed No./Year :1960/1950/2011  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Chandra Bhushan Sharma</b> Father/Husband Name:Ram Swarup Sharma (VENDOR) S-33/5,S-Type, Old Housing Colony, Adityapur-1,Ps. Adityapur		
2	<b>Madhesh Kumar Mishra</b> Father/Husband Name:Hari Shyam Mishra (VENDEE) Qr. No.-60/1/1, Road No.15, Adityapur-2,P.S.-Adityapur		
3	<b>Devendra Kumar</b> Father/Husband Name:Dhruwa Shankar Prasad (Identifier) Adityapur-2, Road No.-4, Ps.-R.I.T		
4	<b>Devendra Kumar</b> Father/Husband Name:Dhruwa Shankar Prasad (Witness1) Adityapur-2, Road No.-4, Ps.-R.I.T		
5	<b>Devendar Singh</b> Father/Husband Name:Ganga Dayal Singh (Witness2) Qr. No.-35/1/1, Road No.13,Adityapur-2,Ps.-R.I.T.		

Book No. I  
Volume 70  
Page 95 To 112  
Deed No. 1960/1950  
Year 2011  
Date 24/03/2011 16:02:45

District Sub Registrar

Signature of Operator



निबंधन विभाग, झारखंड  
सरायकेला

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 8

Token Date/Time: 24/03/2011 14:25:29

Document Type	Sale Deed	Presenter	Chandra Bhushan Sharma
Presenter Name & Address	S-33/5,S-Type, Old Housing Colony, Adityapur-1,Ps. Adityapur	Date of Entry	24/03/2011
Stampable Doc. Value	1500000	DOE	Total Pages 18
Document Value	1500000	Stamp Value	60000
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

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	80	290			OR_RES	6.88 Decimal	902380.8
GAMHARIA	127	4	ADITYAPUR NAGAR PARSHAD	80	291			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	Chandra Bhushan Sharma	Ram Swarup Sharma	Ser.	Other		S-33/5,S-Type, Old Housing Colony, Adityapur-1,Ps. Adityapur
2	VENDEE	Madhesh Kumar Mishra	Hari Shyam Mishra	Ser.	Other		Qr. No.-60/1/1, Road No.15, Adityapur-2,P.S.-Adityapur
3	Identifier	Devendra Kumar	Dhruwa Shankar Prasad	Bus.	Other		Adityapur-2, Road No.-4, Ps.-R.I.T
4	Witness1	Devendra Kumar	Dhruwa Shankar Prasad	Bus.	Other		Adityapur-2, Road No.-4, Ps.-R.I.T
5	Witness2	Devendar Singh	Ganga Dayal Singh	Ser.	Other		Qr. No.-35/1/1, Road No.13,Adityapur-2,Ps.-R.I.T.

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	15,000.00
4	SP	270.00
Total		15,273.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

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

जिसकी

पहचान

निवासी

चन्द्र भूषण शर्मा

देवेंद्र कुमार

महेश कुमार मिश्रा

पिता

राम स्वरोप शर्मा

पेशा

कानून

निबंधन अधिकारी का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि अधिकारी का हस्ताक्षर

चन्द्र भूषण शर्मा  
24/03/11

24/3/11

21/311, 22/311, 23/311, 23/311, 23/311  
 2000 मुद्रा मुद्रा समावृत्ति का समावृत्ति  
 सरायकेला L.C. Case No. 467/1011

अनुविच-१४ फारम स०-५६२

आदेश - फलक

(देखें अमिलेख हस्तक - १६११ का नियम-१२६)

आदेश-पत्रक - 2000/10 से  
 जिला सरायकेला- सरसावा, अमिलेख स० 120११-  
 केश का प्रकार यू०एल०सी० अमिलेख स० 467/2010-11  
 आदेश का क्रम स० आदेश और पदाधिकारी आदेश फ० की गई तारिक  
 और तारीख का हस्ताक्षर कारवाई के तारे में दिम्पणी

8.1.2011

पत्र भुषण शर्मा, पिता श्री रामसत्य शर्मा  
 पता S-33/5 मोल्ड हउसिंग कॉलोनी अमिलेख स०

जिला सरायकेला सरसावा के शहरी मुहकवन्दी के अन्तर्गत निम्नांकित भूमि की विक्री श्री मधुका कुमार् सिन्हा, पिता श्री हरि शंभर सिन्हा, पता रोड न०-15, ब्लॉक न०-60/11A अमिलेख स०-2 पाना - आर० आर० सी०

जिला सरायकेला सरसावा के साथ करने की अनुमति देने हेतु आवेदन पत्र दिया है:-

जमीन का विवरण

मौजा एवं धाना न०	खाना	खेसरा	रकबा	खाना	खेसरा	रकबा
आसंगी	126	9(0) (0) 60, 61	290(4)	3000	50	4
ANAC		80(4) 62	291	6.88		
व० न०-4						

आवेदक के आवेदन पत्र की छाया प्रति अञ्चल अधिकारी को जमीन स्वधी जांच हेतु भेजे। उन्हे विक्री की जाने वाली भूमि का जांच प्रतिकेदन अपने मन्तव्य के साथ सतिथान एवं अन्य सभी कागजातो की जांच कर मांगे। अमिलेख दिनांक को प्रस्तुत करें।

मेरे सामने छायाप्रति किया गया

महारी पदाधिकारी  
 शहरी मुहकवन्दी  
 सरायकेला

श्रीका 24/3/11  
 Authentication fee Paid  
 24/3/11

सचवाँ अभिप्रायिका  
 24/3/11  
 प्रदान सहयोग  
 सरायकेला  
 दिनांक 1/18/12 के  
 न माधुका

24/3/11

