

5451 Sale value 28,00,000 = w f.s. parsudi'

4390

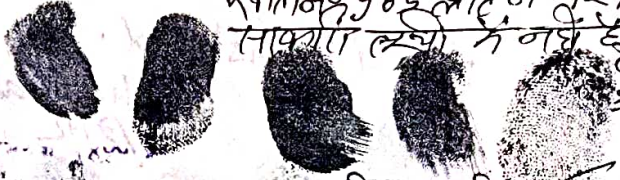


F-23
31/7

2)
P.L.

31/7/12

रजि. नं. 2965 सा. नं. 1276, 1277
साफगाँव बंधु के नश्वे है।



02DD 727728



ATTESTED
मामा साहू

जिला अवर निबंधक
जिला अवर निबंधक/ प्रिंसिपल
पुनरा
छोटा नागपुर काशतकारी अधिनियम 1903
की धारा 46 (1) (B) के अंतर्गत नहीं है।
SALE DEED

31/7/12 THIS DEED OF SALE is made on this the 31st. day of July,
2012 at Jamshedpur, B Y :

Fee paid
84000 = w
2-50
0-99

SHRI HARI BANSH PRASAD CHOURASHIA, S/o Late Ramraj Prasad Chourashia, by faith Hindu, by Caste Paneri, by Nationality Indian, by occupation business resident of Village Tilouta Bigha, P.O. and P.S. Deo, District Aurangabad, presently residing at Shankarpur Road, Haludboni, P.S. Parsudih, District Singhbhum East, hereinafter called the "VENDOR" (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of ONE PART; PAN-ALRPC 4268N

IN FAVOUR OF :

- 1) Sri Om Prakash Verma, (2) Sri Dhaneshwar Prasad Verma, and (3) Sri Raj Kumar Verma, , all Sons of Sri Durga Sao, by faith Hindu, by Caste Sonar, by Nationality Indian, by occupation business, residents of Sapodera Main Road, P.S. Parsudih, District Singhbhum East, hereinafter called the "PURCHASERS" (Which expression unless repugnant to the context shall mean and include their respective legal heirs, successors, representatives and assigns) of the OTHER PART; PAN-ABQPV3951L, ABQPV3955Q & ABQPV3952K respectively,

31/7/12



02DD 727729

Haari banish pd.
Chowrasi
31/7/12

-: 2 :-

WITNESSETH AS FOLLOWS :-

Whereas, the vendor is the lawful and absolute owner of a piece and parcel of raiyati homestead land measuring area 0.18 Acre comprised with portion of Plot Nos. 1276 (Area 0.03 Acre) and 1277 (Area 0.15 Acre) recorded under Khata No. 965, situated in Mouza Haludboni, P.S. Parsudih, Survey Thana No.1165, District Singhbhum East, more fully described in the Schedule below, and is in peaceful possession on payment of regular rent to the landlord;

And whereas, the Vendor has purchased the aforesaid land in raiyati Agricultural Gora- iii nature, from its previous owner, Mini Rustam Petal S/o Late Khani Rustam Patel of Bistupur Main Road, Jamshedpur, by means of registered sale deed No. 517 dated 31.01.2001 registered at District Sub-Registry office, Jamshedpur;

And whereas, after purchasing the aforesaid land the vendor came in possession over the said land and mutated his name in the office of the landlord, the State of Jharkhand, through the Circle officer, Jamshedpur vide Mutation case No. 478/2001-2002;



0200 727730

-: 3 :-

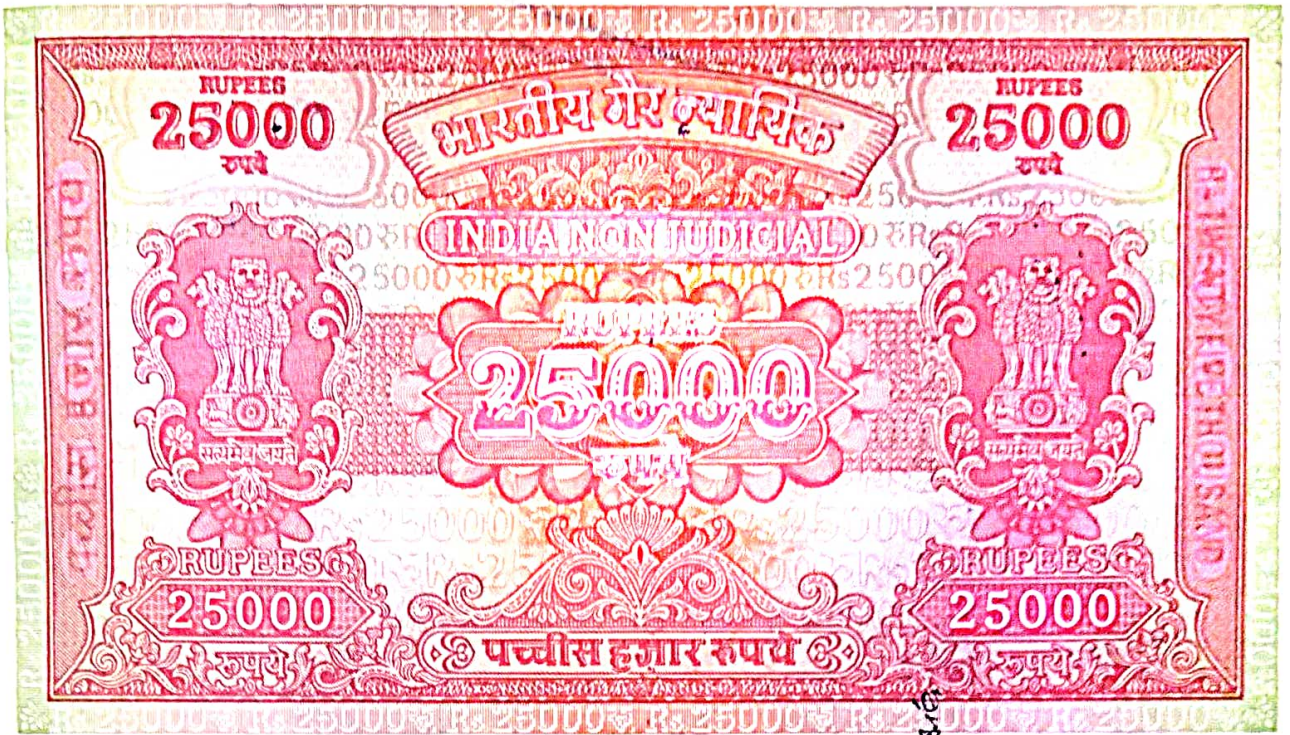
Hari Bansh Pd.
Chowhan
31/12

And whereas, in course of peaceful possession over the said land, more fully described in the Schedule below, the vendor converted the land in to a homestead land and also erect boundary walls surrounding the land and is in peaceful possession over the same without any interference from any corner;

And whereas, being in urgent need of money to spread his business and for acquiring some other properties the Vendor expressed his desire to sell the aforesaid land measuring area 0.18 Acre comprised with portion of Plot Nos. 1276 and 1277 recorded under Khata No. 965, situates in Mouza Haladboni, P.S. Parsudih, Survey Thana No. 1165, District Singhbhum East, more fully described in the Schedule below;

And whereas, having come to know about the said desire of the Vendor, the Purchasers approached the Vendor for purchase of the said land more fully described in the Schedule below and have offered a sum of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs) only as price thereof;

And whereas, the Vendor has agreed to sell and the Purchasers have agreed to purchase the said land more fully described in the Schedule below on the said consideration amount of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs) only;



02DD 727731

Hazri banshi P.S. Chowk
5/1/12

-: 4 :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- 1) That in pursuance to the above agreement and in consideration of a sum of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs) only paid by the Purchasers to the Vendor as per details shown in Memo of consideration below, the receipt whereof the Vendor does hereby admit and acknowledge, as full and final consideration for sale of all that piece and parcel of raiyati homestead land measuring Area 0.18 Acre comprised with portion of Plot Nos. 1276 and 1277 recorded under Khata No. 965 situates in Mouza Haludboni, P.S. Parsudih, District Singhbhum East more fully described in the Schedule below, the Vendor does hereby sell, convey, transfer and assign all that piece and parcel of land together with all his right, title, interest, and possession thereto unto the Purchasers TO HAVE AND TO HLLD the same as absolute owners thereof with all right, title, interest, possession of the Vendor hereto before enjoyed in respect of the said land.



0200 727732

Haemibansh, Pal.
Kooxesia.
31/12

:- 5 :-

- 2) That the Vendors have delivered possession of the said land more fully described in the Schedule below unto the Purchasers and henceforth the Purchasers shall have quiet and peaceful possession over the same as absolute owners thereof without any interference of the Vendor or any person or persons claiming under him.
- 3) That the Vendor has completely divested of all his right, title, interest in the said land more fully described in the Schedule below and henceforth the Vendor will cease to have any manner of right, title, interest or possession over the said land.
- 4) That from this day the Purchasers shall enjoy and possess the said land as absolute owners thereof with full power to convey, transfer, alienate the same or any part thereof to any person or persons.
- 5) That the landed property hereby conveyed by the Vendor to the Purchasers is free from encumbrances or charges of any kind whatsoever.
- 6) That the Purchasers shall be entitled to get their names mutated in respect to the Schedule below landed property in the records of the landlord, the State of Jharkhand through the C.O. Jamshedpur and to pay rent and taxes in their names and shall obtain receipt thereof for which the Vendor has got no objection whatsoever.



:- 6 :-

Haribansh pd.
Chocordia,
31/12/12

- 7) That the Vendor hereby assures the Purchasers that if for any defect in the title of the Vendor in the said landed property, the Purchasers suffer any loss the Vendor shall compensate the Purchasers for such loss sufficiently.
- 8) That the Vendor further assures the Purchasers to execute any further deed and documents at the cost of the Purchasers that may be necessary to more perfect the title of the Purchasers in respect of the demised landed property .

SCHEDULE

All that piece and parcel of raiyati homestead land situates in mouza Haludboni, P.S. Parsudih, Survey Thana No. 1165, District Singhbhum East, recorded under Khata No. 965, in

Portion of Plot No.	Area
1276	0.03 Acre
1277	<u>0.15 Acre</u>

Total land is surrounding with boundary walls which is bounded as follows :

0.18 Acre, i.e.(Eighteen) Decimals, the boundary walls which is bounded as



:- 7 :-
 Hari Bansh Pd.
 Chourasia.
 31/7/12

North :- Road,

South :- Durga Sao (Sonar)

East :- Road,

West :- Multistoried building known as ' Dayal Tower'

Annual Rent payable Rs. 3/- per katha to the landlord, the State of Jharkhand, through the C.O. Jamshedpur.

MEMO OF CONSIDERATION

(Details of payment made by the Purchasers to the Vendor)

Date	Cheque No.	Name of Bank	Amount.
22.09. '09	944983	Uco Bank, Bistupur,	49,000/-
19.05.'10	944985	"	25,000/-
20.05.'10	944986	"	25,000/-
10.03.'12	944990	"	2,50,000/-
25.07.'12	138645	"	1,00,000/-
(Paid by Om Prakash Verma Purchaser No.1)			
17.04.'09	936382	Uco Bank, Bistupur,	50,000/-
22.09.'09	936386	"	49,000/-
19.05'10	936389	"	49,000/-
23.03.'12	138101	"	2,50,000/-
(Paid by Dhaneshwar Pd.Verma Purchaser No.2)			

Account banish pdt -
Chowasta -
31/7/12

-: 8 :-

22.09.'09	334877	Canara Bank, Khasmahal.	49,000/-
21.05.'10	334878	"	25,000/-
22.05.'10	334879	"	25,000/-
10.05.'12	363640	"	2,50,000/-
25.07.'12	276364	"	1,00,000/-


(Paid by Raj Kumar Verma,
Purchaser No.3)

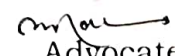
29.07.'12 paid in Cash 15,04,000/-
Total : Rs.28,00,000/-

IN WITNESS WHEREOF, the Vendor has executed this deed of Sale at Jamshedpur, on this the day, month and year first above written.

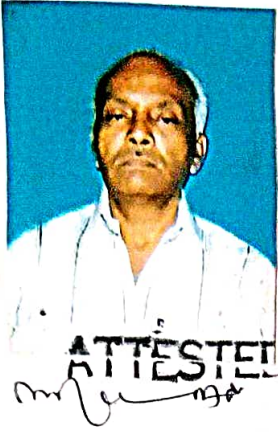
Witnesses:-

1. Jaydeep Ghosh. S/o G.P. Ghosh
31.U. MAIN ROAD PARASUDIH. B31002,
TATANAGAR. JAMSHEDPUR.
2. Amit Kumar Verma S/o D.P. Verma
Parnulih J.S.R -

Typed by: - 
(D.L. Paul), Jamshedpur.

Drafted by:-

Advocate,

Hari banish Pat.
Chowristia.
31/11/11



अमृत्युकाश वरमा



मोहन लाल प्रसाद वरमा



Rajkumar varma



Certificate:

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me/before me.


Advocate.

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

Token No 23

Token Date/Time 31/07/2012 14:41:55

Document Type	Sale Deed	Presenter	Hari Bansh Prasad Chourashia
Presenter Name & Address	Shankarpur Road, Haluboni, P.S - Parsudih, Jsr	Date of Entry	31/07/2012
Stampable Doc. Value	2800000	DOE	Total Pages 24
Document Value	2800000	Stamp Value	131000
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	Min. Value
JAMSHEDPUR	1165	1	HALUDBANI	965	1276			OR_RES	3 Decimal	225000
JAMSHEDPUR	1165	1	HALUDBANI	965	1277			OR_RES	15 Decimal	1125000

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Hari Bansh Prasad Chourashia	Late Ramraj Prasad Chourashia	Business	Other		shankarpur road, haluboni, p.s - parsudih, jsr
2	VENDEE	Om Prakash Verma	Durga Sao	Business	Other		sopodera main road, p.s - parsudih, jsr
3	VENDEE	Dhaneshwar Prasad Verma	Durga Sao	Business	Other		Sopodera Main Road, P.S - Parsudih, Jsr
4	VENDEE	Raj Kumar Verma	Durga Sao	Business	Other		Sopodera Main Road, P.S - Parsudih, Jsr
5	Identifier	Jaydeep Ghosh	G.P.Ghosh	Business	Other		Main Road, P.S - Parsudih, Jsr
6	Witness1	Jaydeep Ghosh	G.P.Ghosh	Business	Other		Main Road, P.S - Parsudih, Jsr
7	Witness2	Amit Kumar Verma	D.P.Verma	Business	Other		Parsudih, Jsr

Fee Details:

SN	Description	Amount
1	A1	84,000.00
2	SP	360.00
3	LL	2.50
4	PR	0.94
Total		84,363.44

Hari Bansh Prasad Chourashia

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

पस्ततकर्ता का हस्ताक्षर
Rahul Prasad
डाटा इंटर ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पिता पेशा निवासी
जमशेदपुर जिला जमशेदपुर

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.23 Token Date: 31/07/2012 14:41:55
Serial/Deed No./Year :5451/4390/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Hari Bansh Prasad Chourashia Father/Husband Name:Late Ramraj Prasad Chourashia (VENDOR) shankarpur road, haluboni, p.s - parsudih, jsr		
2	Om Prakash Verma Father/Husband Name:Durga Sao (VENDEE) sopodera main road, p.s - parsudih, jsr		
3	Dhaneshwar Prasad Verma Father/Husband Name:Durga Sao (VENDEE) Sopodera Main Road, P.S - Parsudih, Jsr		
4	Raj Kumar Verma Father/Husband Name:Durga Sao (VENDEE) Sopodera Main Road, P.S - Parsudih, Jsr		
5	Jaydeep Ghosh Father/Husband Name:G.P.Ghosh (Identifier) Main Road, P.S - Parsudih, Jsr		
6	Jaydeep Ghosh Father/Husband Name:G.P.Ghosh (Witness1) Main Road, P.S - Parsudih, Jsr		

Book No. I
Volume 197
Page 595 To 618
Deed No 5451/4390
Year 2012
Date 31/07/2012 18:28:03

District Sub Registrar

Signature of Operator



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.23 Token Date: 31/07/2012 14:41:55

Serial/Deed No./Year :5451/4390/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Amit Kumar Verma Father/Husband Name:D.P.Verma (Witness2) Parsudih, Jsr	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I
Volume 197
Page 595 To 618
Deed No 5451/4390
Year 2012
Date 31/07/2012 18:28:03

District Sub Registrar

Signature of Operator