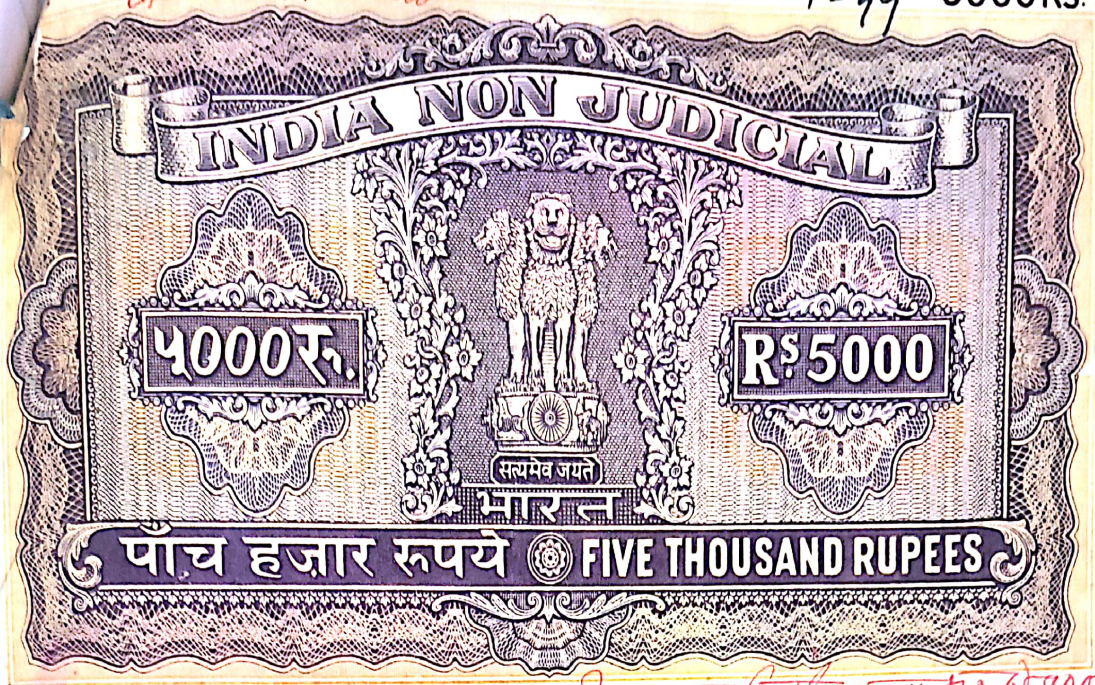
5000Rs

1249 5000Rs.



By Declaration No 125/2002.
Vide Advt. No 37836 dt.
27.12.2002.

Under Indian Stamp Act 630/-
Under Municipal Act .....
Under C. M. A. D. A. 3750/-
1005/-

SALE DEED

THIS DEED OF ABSOLUTE SALE is made on this the 20th day of February'2002 (Two thousand two) BY AND BETWEEN :-

(1) Sri Mahadeb Gorai son of late Yogendra Nath Gorain (2) Smt. Tilottama Gorain wife of late Basudeb Gorai (3) Sri Subrata Gorain (4) Sri Soumitra Gorain, sons of late Sahadeb Gorain, by faith Hindu by occupation Business etc, resident of Chirkunda, P.O. & P.S. Chirkunda, Chowki, Sadar Sub-Registry Office Dhanbad, District Dhanbad, State- Jharkhand hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assignees)

contd..p/2

Free Rs.

1500.00
54.00
1554.00
2.50
94
3.44
1557.44

9/3

006537/WB/

1898/WB/02

Smt Prabha Devi

W/o Ghanshyam Bubna

Non-Judicial Court Fee Stamp

of Rs. 10050/- (5000 x 2 + 50)

9/11/01

Deputy Clerk

District Treasury, Dhanbad

Subrata Goran

9.3.2002

9/3/02

17b

9/3/02

Subrata Goran

09/03/2002

17A

9/3/2002

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5000Rs.



Mahendra Ram
Dilothama Gorai
Subrata Gorai
Sanjay Ram
9.3.2002

of the ONE PART;

A N D

SMT. PRABHA DEVI W/O Sri Pramod Kumar Shaw by faith Hindu, by occupation housewife, resident of Patrakulhi, P.S. Dhanbad, ~~Chowki,~~ Sadar Sub-Registry Office Dhanbad, District Dhanbad, State - Jharkhand hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors administrators, legal representatives and assignees) of the OTHER PART;

contd..p/3

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006538/WB1

1898/WB/-02

Smt Prabha Devi

Ghanshyam Mandal

Non-judicial / Court Fee Stamp

Rs 1050/- (500 x 2 + 50)

Stamp Clerk

District Treasury, Dhanbad

Jibalatma Gorai

9-3-2002

Souvikha Gorai

9-3-02

दिलीप कुमार दास

09/03/2002

50 Rs.



Mahadeb Gorai
Tillottama Gorai
Subrata Gorain
Soumitra Gorain
9.3.2002

WHEREAS the Survey Settlement Plot No. 297 and 300 and other appertaining to Khata No. 228 of Mouza Patrakulhi, Mouza No. 46 within P.S. Dhanbad, Chowki, Sadar Sub- registry Office Dhanbad, District Dhanbad owned and possessed by Smt. Kali Dasi by Rent Assessment Case No. 15/62-63 U/S 5,6,7 of the B.L.R.Act and was in peaceful possession over the same.

And whereas aforesaid Kali Dasi died leaving behind her three sons namely Mahadeb Gorai (Vendor No: 1 of this Deed) Sahdeb Gorai and Basudeb Gorain as her heirs and successors and whereas Sahadeb Gorain died leaving behind his two sons namely Subrata Gorain and Soumitra Gorain the Vendor No. 3 and 4 of this Deed and whereas aforesaid Basudeo also died leaving behind his wife Tillotama Devi, the Vendor No.2 of this Deed as his heirs and successors and thus the Vendors became

contd...p/4

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the sole and exclusive owners of the land and possessing the same peacefully by constructing houses etc. thereon and living thereon peacefully.

And whereas the Vendors being in urgent need of money to meet the personal expenses, expressed their desire to sell the land with Kutcha house thereon and whereas the Purchaser has agreed to purchase the said property and offered to pay a sum of Rs. 35,000/- (Rs.Thirty Five thousand) only as the highest consideration.

AND WHEREAS the Purchaser has agreed to purchase the said property and offered to pay a sum of Rs. 35,000/- (Rs. Thirty five thousand) only as the highest consideration thereof which is Vendors have accepted, but as per rate fixed by the Govt., the parties are paying Stamp duty and Registration Fees for Rs. 75,000/-(Rs. Seventy five thousand only) obtained BHUSATYAPAN from Dhanbad C.C. vide Letter No.1615 dated 18.6.2001 the course of Negotiation and as an good faith the Vendors have agreed to sale the purchaser, and the purchaser also agreed to purchase the same i.e. Rs. 35,000/- (Rs. Thirty five thousand) only.

contd...p/5

Mahendra Gorai
Silotterma Gorai
Subanta Gorai
Sanmukha Gorai
9.2.2002

NOW THIS DEED OF SALE WITNESSETH that the consideration of the sum of Rs. 35,000/- (Rs. Thirty five thousand only paid by the purchaser to the Vendors, the reciept whereof the Vendors doth hereby admit and acknowledge) for the sale of the said property which is morefully described in the Schedule below and in consideration of the Terms Conditions and covenants hereinafter contained, the Vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser by way of absolute sale all their right, title, interest and possession etc. together with all claims demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TOHOLD the same to and unto the use of the purchaser peacefully and quietly for at all times to come subject to the payment of rent that to the landlord the state of Jharkhand, having full right and authority to transfer the same by sale, gift mortgage by making houses etc. thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

contd....p/6

That, the Vendors doth hereby covenant with the purchaser that they are the true and lawful owners of the property and are in sole and exclusive possession of the Schedule property and they have not in any way or manner transferred or encumberred the said property or anypart or portion thereof and should therefor if it transpires that the vendors are not the true and lawful owners of the property or have other sharer or co-sharer or that the Vendors have no right and authority to transfer the said property and if any other reasons thereof the purchaser is put to any loss the Vendors doth hereby x undertake to compensate the purchaser in every respect thereof.

That, the purchaser shall hereafter pay the propertionate annual rent and cess 30 paise to the landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of this Deed. Room situated constructed in the year 1999. there is no water and Electric connection fixed as yet.

contd...p/7

Mahendra Ram.
Lilottama Gorai
Subrata Ram
Saumitra Ram
9.3.2002

That, the Vendors doth hereby furbher covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonnably for better assuring to the purchaser to in and over the vendors property and the Vendors shall render all possible aid and assistance to the purchaser in the matter of Mutation etc.

In witnesses whereof the Vendors have set and subscribed their hands on this the day,month and year first above written.

S C H E D U L E

All that piece and parcel of Raiyati land situated in Mouza PATRAKULHI, P.S.Dhanbad,Chouki, Sadar Sub-Registry Office Dhanbad, District Dhanbad.

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MOUZA PATRAKULHI, Mouza No. 46, Khata No. 228, PART OF PLOT NOS. 297 and 300 out of which from own share measuring an area 5 (five) Kathas of land including one room consisting constructed plinth area 135 (One hundred Thirty five) sq.ft. is hereby sold by this deed, as per plan attached herewith and shown in colour RED which is butted and bounded by :-

NORTH : Part of Plot No. 297

SOUTH : Part of Plot No. 300

EAST : Smt. Laxmi Devi

WEST : Sri Bhola Singh.

Certified that the Duplicate is the true and exact copy of the Original.

Signature of the Vendor

WITNESSES

1. दिलीप कुमार सिन्हा
पतरा कुलही धनबाद
06/03/2002

2. Jitu Yadav
9.3.02
L.C. Road
Hirapur,
Dhanbad

Draft by me
09/03/02
En. No. 2062/90
Advocate
(Rajendra Prasad)

Typed by me.

प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
22.1.2003	22.1.2003	22.1.2003	25.1.2003	25.1.2003

आदेश पत्रक

अंचल अधिकारी का कार्यालय, पलवल

दाखिल खारिज मु०सं० 1379(III)02-03

15.12.02 आवेदिका श्रीमती प्रभा देवी पत्नी पुत्र प्रभाकर नं० पलवल ने आवेदन दिनांक आवेदन दिया है। आवेदन पत्र के अनुसार आवेदिका ने मौजा पलवल की मौजा नं० 46 खाता नं० 228 एमाट नं० 297,300 रकबा 5 कनाल 2 मरला खसरा सं० 1249 बतौर 9.3.02 के द्वारा श्री महावीर गोयल से प्राप्त किया है। मूल आवेदन पत्र सहित दर्पणवादी को जाँच हेतु के रूप कोर्ट आदेश हस्तांतरित किये। आदेशपत्र दिनांक 20.12.02 को उपलब्धार्थ करें।

हस्ताक्षर
5.12.2002
अंचल अधिकारी
पलवल

20.12.02 आदेशपत्र उपलब्धार्थ किया गया।
आज हस्तांतरण का तारीख आवेदिनी
से आपने आज नहीं कराया। सहित दर्पणवादी
का जाँच प्रतिवेदन प्राप्त होकर आवेदिका दिया जाना है:-
1. प्रस्तावित जमीन आवास मालिक खाते की है।
2. प्रस्तावित जमीन का मालिक विक्रेता की स्व० कामो देवी के नाम खा० 5,6,7 के अंतर्गत मालिक चौकड़ा जो खसरा नं० 131 में वस्तुतः होता है।
3. प्रस्तावित जमीन आवेदिका के नाम खसरा नं० 1249 दिनांक 9.3.02 द्वारा खरीद की है। फर्द पत्र संलग्न है।
4. प्रस्तावित जमीन का सीपा, बी.एल.यू.एम. प्रमाणित जैसलमेर तथा आवेदिनी खाते से बाहर है।



કાર્ય: ઠરાવ કર્યા મુજબ કરવા અંગે પ્રાથમિક અંદાજ

ની મંજૂરી અંગે.

ઉપરોક્ત વિષય અને સંદર્ભ હેઠળ જણાવવાનું કે ઉપરોક્ત કામ

ની મંજૂરી આપવા વિનંતી છે.

આપનો વિશ્વાસુ

ઇજનેર

20.12.2002

ગોધરા

ઇજનેર

20.12.2002

નિયામક અધિકારી

પંચાયત

મંજૂર

25/12/03

અધિક્ષક

પંચાયત ઇજનેર

મંજૂર

25-12-03

અધિક્ષક

પંચાયત ઇજનેર

કાર્યપાલકશ્રી દ્વારા ની તપાસીને

આપવા કુમાર ચિંતન
25-12-2003

પ્રધાન અધિક્ષક

નિયામક કચેરી પંચાયત



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.

सरकार की तरफ से प्रतिवादी (होपर्स) का नाम तथा दर्जा (दावा की स्वीकृति/डिक्रीवाला) इत्यादि

ईमा - पत्थर, मुद्दामाल - पत्थर, हिंमाम - पत्थर, दफा - 15, एक्ट का नाम - मारवल

1	2	3	4	5	6	7
1379 (सी) 02-03	7-4-03	7	खर्चा - 228 एमट - 297,500 दफ्तर - 5 रुपये मिसा - 2.50 पैसे कुल जमा रुपये	7-4-03	रु.नं. 1249 ता. 9.4.03	पुराना होपर्स कामी माल ज.सं. - 131 नया होपर्स डीपली पमा पेक्टो प० - पमोर कु० लमद पत्थरकुमी हस्ताक्षर हिंमाम कार्यालय पत्थर

सही नकल
25/1/03
सहायक
पत्थर हिंमाम

पेश हुआ
25-1-03
सहायक
पत्थर हिंमाम

कार्यालय प्रति लाने की प्रतिलिपि
25-1-2003
प्रधान सहायक
हिंमाम कार्यालय पत्थर

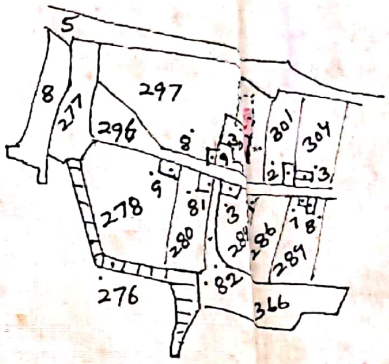
मौजा - पनड़ाकुलही, थाना नं० 46, थाना - धनबाद जिला - धनबाद
खाता नं० 228 प्लॉट नं० 297, एवं 300 में से रकबा 0.05 कट्ठा ।

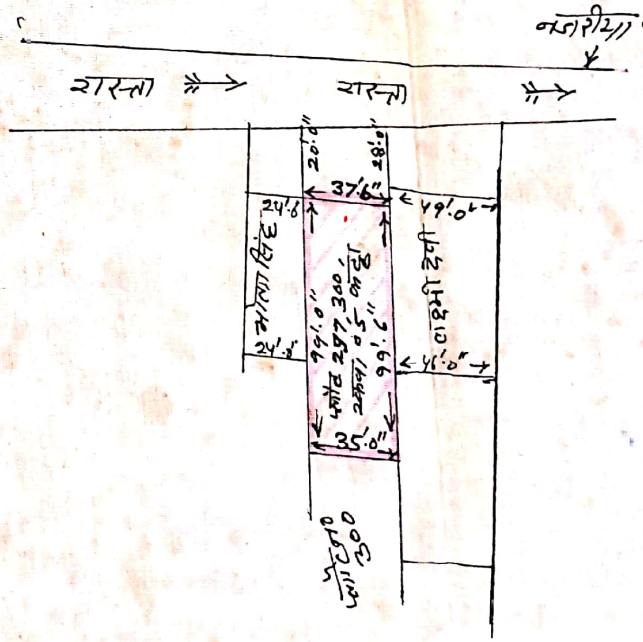
विक्रेता :— महादेव जोराई पिता स्वर्गीय भोजन नाम जोराई 2 श्रीमती तिलोत्तमा जोराई पति स्व० वासुदेव जोराई 3) सुब्रत जोराई 4. सुमित्रा जोराई पिता स्व - सहदेव जोराई - पता धनबाद

N क्रेता - श्रीमति उमा देवी पति श्री प्रमोद कुमार साव,
साo - पनड़ाकुलही, थाना - धनबाद जिला - धनबाद

नक्शे का स्केल = 1" = 330·0" फीट
चिन्हीत भूमि

चौहद्दी
उ० - प्लॉट नं० 297 का अंश
द० - प्लॉट नं० 300 का अंश
पू० - श्री मति लक्ष्मी देवी
प० - भोला सिंह





Mahadeo Jo
Nilottama Gorai
Subrata Gorai
Sumitra Gorai

Traced by
P. Mondal
Amin
Dhanbad.