

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

470605

D-N-76/8/05

श्री वी. पतिरिणी

जिला अफसर नियन्त्रक
मुख्य सिविल जमशेदपुर

8/11 5/7/05

जिला अफसर नियन्त्रक
मुख्य सिविल, जमशेदपुर

5-1-05

2651

313

2618

3-2-2011
J. K. Patil



Dip Mishra
ADVOCATE
CIVIL/SDO COURT BHATSI

Jamini Kanta Mahato
14.11.05

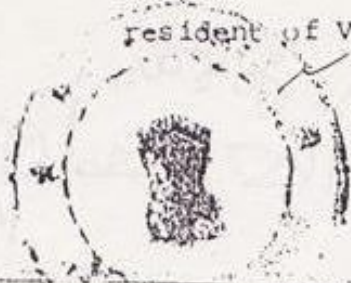
Time taken at Ghatasila
I certify that sign of fingers prints
of the left hand of the executant
has taken before me.

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SALE DEED.

VENDORS: 1. SRI BHOBOTOSH PATAR @ BHGBA
PATAR, 2. SRI BUDHESHWAR PATAR,
3. SRI KHIRAD PATAR, all sons
of Late Gopinath Patar, all
by Caste- Gour, all by Occupation
Cultivation, resident of Village
Salboni, P S. Ghatasila, District
East Singhbhum, through their
Constituted Lawful Attorney namely
SRI JAMINI KANTA MAHATO, S/o Late
Chandra Mohan Mahato, by Caste
Kurmi, by Occupation- Advocate,
resident of Village- Radhanagar,

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14.11.05



Contd...2.

315
14.11.2005
Kalyani Mahato

: - 2 - :

(Saldoha) P. S. Ghatsila, District East
Singhbhum, Jharkhand, by Nationality
Indian, Vide Registered Power of Attorney
bearing no. IV-230, dated 20.03.1992,
Registered at Jamshedpur Sub-Registry
Office.

PURCHASER: JAMINI KANT MAHATO HIGH SCHOOL B.ED. COLLEGE
Salboni Lepadabar, P.S. Ghatsila, District-
East Singhbhum Jharkhand represented through
its President Smt. Kalyani Mahato.

NATURE AND PURPOSE OF TRANSFER: SALE DEED, FOR CONSTRUCTION
AND RUNNING OF JAMINI KANT
MAHATO HIGH SCHOOL B.ED
COLLEGE AT SALBONI-LEPADABA

CONSIDERATION MONEY: Rs. 62,000/-.
(Rupees Sixty two thousand) only.

Contd..... 3

14.11.2005
Jaini K. S. W. S.
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SCHEDULE: (DESCRIPTION OF THE PROPERTY
HEREBY SOLD).

In the District of East Singhbhum, Pargana
Dhalbhum, District Sub-Registry Office,
Jamshedpur, Sub-Registry Office at Ghatsila,
in Mouza- Lepadabar, P.S. Ghatsila, Survey
Thana No. 1258, recorded under Khata No.
Plots No, area and boundary are given below:-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Boundary.</u>
5	24	1.02 Acres, G/II	N: Jharkhand Sarkar, S: Nij, E: Nij W: Sushila.
"	26	0.13 Acres, G/II	N: Nij, S: Simana Shalboni, E & W : Nij.
"	27	0.60 Acres, G/II	N: Nij, S: Simana Shalboni, E: & W : Nij

Total Area: 1.75 Acres

Annual Rent: Rs. 1.02 Paise only.

Contd... 4.

Yashu U. P. M. 40
14-11-2005

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AND Mouza- Salboni, Pargana Dhalkhum,
District Sub-Registry Office, Jamshedpur,
Sub-Registry Office at Ghatsila, P.S.
Ghatsila, Survey Thana No.1257, recorded
under Khata No.25,

<u>Plot No.</u>	<u>Area</u>	<u>Boundary.</u>
2	0.07 Acres, Purani Part	N : Simana Lepadabar S : Haripada & Sarat E : Nij, W : Nij
3	0.10 Acres, D/III	N : Nij, S : Jharkhand Sarkar, E & W : Nij
4	0.04 Acres D/III	N : Nij, S : Nij E : Nij, W : Nij
5	0.09 Acres, D/III	N : Nij, S : Nij, E : Nij, W : Nij.
7	0.05 Acres, Parti land	N : Nij, S : Nij, E : Nij, W : Nij
8	0.10 Acres, Purani Part	N : Simana Lepadabar S : Nij, E : Nij W : Nij.

Total Area: 0.45 Acres,
Annual Rent :- Rs.1.29 Paise only.



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Jawar U. Samanta
14-11-2005

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GRAND TOTAL AREA : 2.20 Acres, (Two acres and twenty decimals), for the purpose of agriculture.

LANDLORD : The State of Jharkhand

through the C.O. Ghatsila. The above schedule land situated at Village area & 3 K.M. away from Road.

WHEREAS, the Vendors are sole, absolute, lawful and bonafide owners of the land morefully described in the schedule above and whereas the above schedule land has been recorded in the Present Survey Settlement operation of 1964 in the name of present Vendors namely Bhuba @ Bhubatosh Patar, Budheshwar Patar, Khirod Patar as well their brother Golakh Patar and other Co-sharee jointly. But in the remarks column has been shown of separate possession of present Vendors and their another brother Golokh Patar, and an amicable partitioned of present Vendors with their another brother of the aforesaid land and other landed properties amongs themselves, the above schedule land has been fallen in the share of the Present Vendors and they are coming in peaceful possession over the same without any

Contd.....6.

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Saini K. S. M. P.
14-11-2008

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interruption from any body.

AND WHEREAS, on account of urgent necessity of money for their domestic affairs and other legal expenses, the Vendors have agreed with the Purchaser for absolute sale of the above schedule land for a total consideration of Rs. 62,000/- (Rupees Sixty two thousand) only, which is the highest market price for the same.

NOW THIS DEED OF SALE WITNESSETH:

That, in consideration of the said sum of Rs. 62,000/- (Rupees Sixty two thousand) only paid by the Purchaser to the Vendors, the receipt of which sum the Vendors hereby admit and acknowledge, as full, final and highest consideration of the above schedule land and the Vendors by these presents do hereby absolutely sell, convey, transfer, deliver and all that land described in schedule above in favour of the Purchaser by this Deed of Sale.

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That, the Vendors have delivered the physical possession of the above schedule land to the Purchaser and from this day the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other way whatsoever in manner, they like, and the Purchaser shall be at liberty to get her name mutated in the Office of the Landlord and pay rent for the same in her own name.

From today all the right, title, interest and possession of the Vendors in the above schedule land will cease to exist and will vest in the Purchaser. The above schedule land is free from all encumbrances, lien or charges. The Vendors have not charged or transferred the above schedule land with anybody else previously and for any defect of title or possession of the Vendors, if the Purchaser suffers



K. R. Mohata
14-11-2005

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any loss, then the Vendors will be liable to compensate the same.

In Witness whereof the Vendors doth hereunto sets and subscribes their hand on this the 14th day of November, 2005.

Read over and explained the contents of this Deed of Sale to the executant, who admitted it to be correct. K. R. Mohata

Witnesses :- Ghatsila 14/11/05

1. Rampada Ghosi
14.11.05

2. R. S. Ghosi 14/11/05

Drafted by:

K. R. Mohata
14.11.05
Advocate

Typed by me:-
S. Giri Ghatsila 14/11/05

Certified that both the Original and duplicate copy of this Deed true and exact copy of each other and contained 1010 words (Approx).



14.11.2005

K. R. Mohata

14-11-05

Certified that both the Original and duplicate copy of this Deed true and exact copy of each other and contained 1010 words (Approx).

The copy of this Deed of Sale is placed by Rampada Ghosi 8-11-05
Copy by R. S. Ghosi 8-11-05

CIVIL AND COURT

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

K. R. Mohata
14.11.05
Advocate

Copy 1
Ghatsila
14/11/05

Rampada Ghosi
14/11/05

14/11/05
8-11-05