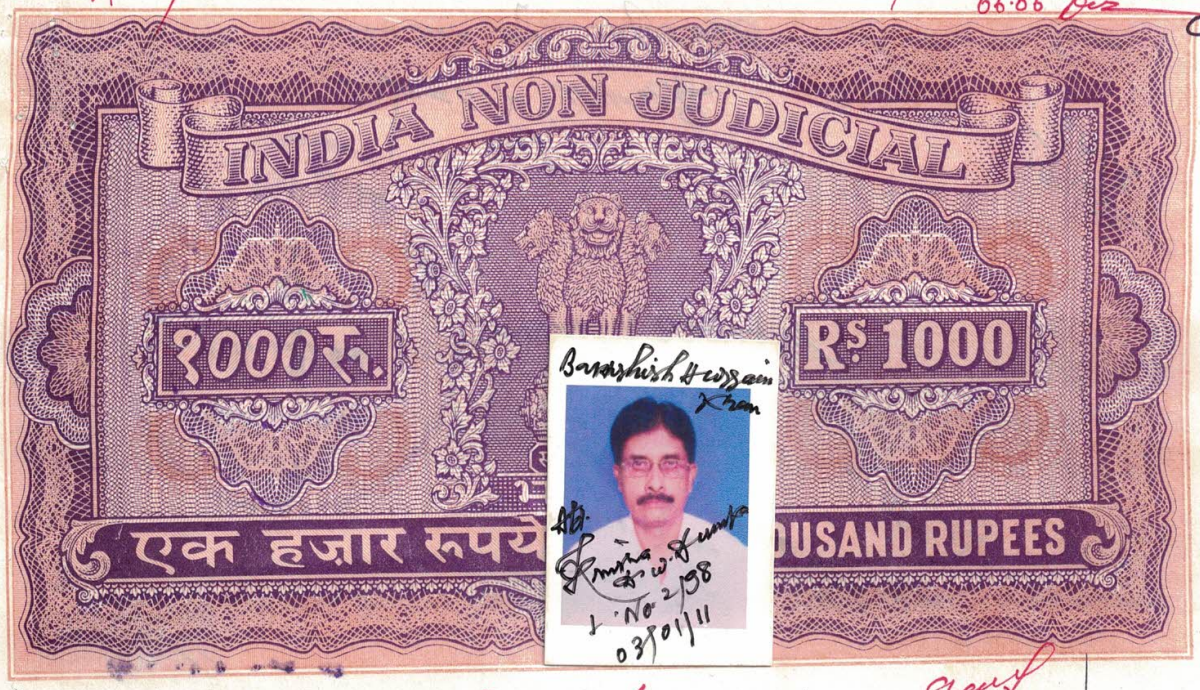


SALE - DEED

This Sale Deed is made on this the .....31..... day of December 2010 between (1) Sri Bakhshish Hussian Khan, Son of Late Zerafat Hussain Khan) by Caste Muslim, by Profession Cultivator residing at Sukhjora, P.S. Ranishwar, Sub-division and Sub-registration Office Dumka, District Dumka, Jharkhand, Indian hereinafter called the Vendors of the One Part.

AND

Takipur Primary Teachers Training Institute at Takipur, P.S. Ranishwar, Sub-division and Sub-registration Office Dumka, District Dumka, Jharkhand through Sri Naren Kumar Modi, Son of Sri Kesto Chandra Modi, Secretary of Takipur Primary Teachers Training Institute Takipur, residing at Rasikpur, P.S. Dumka Town,

000439/10

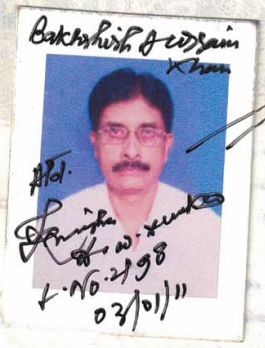
22493
08/11/10

₹ 1000 x 3 = 3000.00

30 OCT 2010

08/11/10

हिमांशु कुमार पंडित
एस०सी०एस०टी० - 1/2008
कोर्ट कम्पाउण्ड, दुमका



3/11/2011



1000 Rs.



District Dumka, Jharkhand, Indian (which expression shall include his heirs, successors, executors, administrators and assigns) hereinafter called the Purchaser of the Other Part.

Nature of the Deed : SALE DEED.

Consideration Money : 75,000/- (Seventy five thousand) only

Schedule of Land sold :

In the district of Dumka, Sub-division and Sub-registration Office Dumka, P.S. Ranishwar, Mouza Takipur No. 19, Touzi No. 552, J.B. No. 24, Plot No. 353 part (Dhani IV class land) measuring an area $\frac{B - K - D}{2 - 0 - 0}$ (Two Bigha) i.e. $\frac{A - D}{0 - 66.66}$ Decimal which is part area of the Total Land 15-5-16 bounded as follows :

North : Vendor's own Land.

South : Vendor's own Land.

East : Vendor's own Land.

West : Vendor's own Land.

Whereas the Schedule of Land in Mouza Takipur No. 19,

1000Rs.



P.S. Ranishwar, Sub-division and Sub-registration Office, Dumka, Plot No. 393 (Dhani IV class Land) belongs to Sri Hari Mohan Prasad and whereas Sri Hari Mohan Prasad Sold way the said land with Sri Bakhshish Hussain Khan this vendor (Seller) and Md. Alikarim Khan virtue of a Registered Sale Deed No. 297/1966, registered at Sadar Sub-registration Office Dumka in consequence of which the vendor's No. 1 acquired valid right title and interest in the vended land described in the Schedule of this indenture.

Whereas Sri Bakhshish Hussain Khan vendor agreed with the said Takipur Primary Teachers Training Institute, Takipur through Naren Kumar Modi, Secretary of Takipur Primary Teacher's Training Institute, Takipur to Sell his own sheres of Land absolutely to the premises lands described in Schedule above at or for the price of Rs. 75,000/- (Seventyfive thousand) only which is fair adequate and the prevailing market price of the vended land.

And whereas the purchaser Sri Naren Kumar Modi, Secretary of Takipur Primary Teacher's Training Institute, Takipur has agreed to purchase the aforesaid land free from all

encumbrances, charges and demands whatsoever in the name of Takipur Primary Teachers Training Institute, Takipur.

Now this indenture witnesses that in pursuance of said agreement and in consideration of the sum Rs. 75,000/- (Seventy five thousand) only paid by the purchaser through Sri Naren Kumar Modi, Secretary, Takipur Primary Teachers Training Institute, Takipur to seller Sri Bakhshish Hussain Khan which sum the said Sri Bakhshish Hussain Khan hereby acknowledges and the vendor (Seller) does hereby convey transfer and assigns unto and to the use of the purchaser absolutely and for ever.

That the purchaser shall hereafter peacefully hold, use and enjoy the same as his own property without any hindrance, interruption, claim or demand by or from the sellers or any other person whatsoever.

That the Purchaser paid the entire consideration money which the vendor (Seller) acknowledges and do hereby convey the said land to this Purchaser the said Takipur Primary Teacher's Training Institute, Takipur and put him in possession thereof which is free from all encumbrances. And it is hereby further declared that the said land hereby transferred are free from all encumbrances, charges, claims or demanded and that the Seller is not done anything whereby the aforesaid property may be subject to any attachment or lion of any court or person whatsoever.

The Seller hereby execute the Sale Deed in sound mind out of their own free will and without any coercion or threat from any quarter whatsoever.

MEMO OF CONSIDERATION

I Bakhsish Hussain Khan (Vendor) is do hereby acknowledge the receipt of the sum of Rs. 75,000/- (Seventy five thousand)

only from the purchaser Takipur Primary Teacher's Training Institute through Naren Kumar Modi, Secretary, Takipur Primary Teacher's Training Institute, Takipur on account of the price of the land (Described in the Schedule above) hereby sold to him.

In witnesses where of the above named Vendor's Sri Bakhshish Hussain Khan hereto signed at Dumka on this the .....31..... day of ~~December~~ 2010.

Drafted By : Sufian Kr. Mishra Typed writer Dumka
L. No. 2798 Dated 03/01/2011

Contents of the document read over and exclained the executants by me admit the same and put their signature in my presence and also the presence of witnesses.

1.

2. 3.1.2011

3.

Executant

3/1/2011

The Finger's Print of the executants and claimant whose passport size Photo affixed on the Deed are taken by me in presence of witness.

Computerised by :
Chandra Shekhar

Naren Kumar Modi
03.01.11

1000 Rs.


INDIA NON JUDICIAL
१000 रु.
Rs 1000
सत्यमेव जयते
भारत
एक हज़ार रूपये
ONE THOUSAND RUPEES

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

576240

निबंधन विभाग, झारखंड
दुमका
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 1 Token Date/Time: **07/01/2011 10:52:53**

Document Type	**Sale Deed**	Presenter	**Bakhshish Hussain Khan**		
Presenter' Name & Address	**Sukhjora,P.S-Ranishwar,Dist-Dumka**			Date of Entry	**07/01/2011**
Stampable Doc. Value	115000	DOE		Total Pages	**20**
Document Value	**115000**	Stamp Value	**4600**	Book	**I**
Special Type		Serial No.	0	CNO/PNO	
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
RANESHWAR	19		TAKIPUR	24	353			DON	66.66 Decimal	

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	Bakhshish Hussain Khan	Late Zerafat Hussain Khan	Cul.	Other		SUKHJORA,P.S-RANISHWAR,DIST-DUMKA
2	VENDEE	Naren Kr. Modi	Kesto Modi	Cul.	Other		RASIKPUR,P.S-DUMKA TOWN, DIST-DUMKA
3	Identifier	Khagendra Pal	Late Kalipada Pal	Cul.	Other		SUKHJORA,P.S-RANISHWAR,DIST-DUMKA
4	Witness1	Khagendra Pal	Late Kalipada Pal	Cul.	Other		Sukhjora,P.S-Ranishwar,Dist-Dumka
5	Witness2	Nepal Ch. Dubey	Late Ram Sebak Dubey	Cul.	Other		NAWADIH,P.S-DUMKA(M),DIST-DUMKA

Fee Details:

SN	Description	Amount
1	LLR	3.00
2	A1	1,150.00
3	SP	300.00
Total		**1,453.00**

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है ।

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पुर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्रि की गई है ।

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

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

जिसकी पहचान ..... पिता ..... निवासी ..... पेशा ..... ने की ।

निबंधन पदाधिकरी का हस्ताक्षर

निबंधन विभाग, झारखंड
दुमका

Token No.1 Token Date: 07/01/2011 10:52:53
Serial/Deed No./Year :9/9/2011
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	**Bakhshish Hussain Khan** Father/Husband Name:Late Zerafat Hussain Khan (VENDOR) SUKHJORA,P.S-RANISHWAR,DIST-DUMKA		
2	**Naren Kr. Modi** Father/Husband Name:Kesto Modi (VENDEE) RASIKPUR,P.S-DUMKA TOWN, DIST-DUMKA		
3	**Khagendra Pal** Father/Husband Name: Late Kalipada Pal (Identifier) SUKHJORA,P.S-RANISHWAR,DIST-DUMKA		
4	**Khagendra Pal** Father/Husband Name: Late Kalipada Pal (Witness1) Sukhjora,P.S-Ranishwar,Dist-Dumka		
5	**Nepal Ch. Dubey** Father/Husband Name:Late Ram Sebak Dubey (Witness2) NAWADIH,P.S-DUMKA(M),DIST-DUMKA		

Book No.	I
Volume	1
Page	313 To 332
Deed No	9/9
Year	2011
Date	07/01/2011 13:51:37

District Sub Registrar

Signature of Operator