



No 1074 Date 20.5.16

Non-Judicial Stamp - worth Rs. 42000/-

Sold to Sri Saraswati Singh.

With the stamps of Rs. 10000 x 4 + 1000 x 2

Ranchi Treasury, Ranchi



17/07/16



18/2/16  
Rajesh Kumar Singh  
Ashok Kumar Singh  
Kokar Sadan Singh  
P. Tiwary

12/5/16



झारखण्ड JHARKHAND

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:: 2 ::

AND

SMT. SARASWATI SINGH wife of KUMAR BIRENDRA NARAYAN SINGH by cast-Rajput, by profession- Housewife, by religion-Hindu, Nationality-Indian, resident of 4C, Kedarnath Roy Apartment, H.B Road Ranchi, P.O & P.S Lalpur, Dist Ranchi, Jharkhand, (Herein after referred to as PURCHASER which expression shall, wherever the context So requires or admits shall mean and include its legal heirs, executors, successors in title and assigns unless and until it is repugnant to the context and meaning there of). (PAN - BAEPS7778A)

WHEREAS a piece of land situated at Village Mesra, under Khata NO.1, Plot No. 160, P.S. Sadar, Total Area 95 decimals which the Company M/S RAMJEE POWER CONSTRUCTION LIMITED through its Chairman has acquired by way of registered sale deed registered as Serial No. 3612, Deed No. 3241, dated 25-03-2004 and the Seller got its name recorded in the office of Sub Registrar, Ranchi.

AND WHEREAS after getting its name registered in the office of Sub Registrar, Ranchi the Seller has got mutation of the said land recorded in the name of

*Handwritten signature/initials*

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M/S RAMJEE POWER CONSTRUCTION LIMITED under its Chairmanship namely ASHOK KUMAR SINGH and has been paying rent thereon vide Page NO. 89, Vol. No. IV in the office of Circle Officer, Kanke, Ranchi.

AND WHEREAS since the date of purchase of said land the seller has been using and utilizing the above written land without any hindrance interruption claim and demand from any other side.

AND WHEREAS the land in question intended to be sold has been recorded in R.S Khatiyar as Zirat Malik Khewat No. 3.

AND WHEREAS heir of previous land lord Mahabir Prasad Budhia son namely Shankar Lal Budhia by caste Agrawal, by profession Business, by faith Hindu, by nationality Indian, Bistupur, Jamshedpur, P.S. Jamshedpur, District Singhbhum East had constituted his attorney in the office of Sub Registrar, Jamshedpur, Registered as Book No. IV, Deed No. 435, dated 22.06.2002.

AND WHEREAS Sri Ram Sharma as a Registered Attorney of Shankar Lal Budhia son of Mahabir Prasad Budhia has sold an area 95 decimals together with

*Handwritten signature/initials*

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other land pertaining to Khata No. 1, Plot No. 160, P.S. No. 169 of village Mesra, unto Ramjee Power Construction Limited under Chairmanship of Sri Ashok Kumar Singh son of Late Ram Bilas Singh.

AND WHEREAS Board of Director of M/S RAMJEE POWER CONSTRUCTION LIMITED by taking resolution on 10-01-2015 has authorised its Director namely Sri RAJESH KUMAR SINGH to execute sale deed of 10 decimals land of the Company situated at village Mesra, Khata No. 01, Plot No. 160, P.S. No. 169, P.S. Sadar, District Ranchi.

AND WHEREAS as Director of M/S RAMJEE POWER CONSTRUCTION LIMITED Sri RAJESH KUMAR SINGH is executing this Indenture as Sale Deed to Smt. Saraswati Singh details given in schedule below which is forming part of this Indenture.

AND WHEREAS, The SELLER AND PURCHASER had entered in to agreement to sell on 11.02.2015 in regard of sale of schedule property and the purchaser had Paid to the SELLER a sum of Rs. 10,000,25.00 (Rupees ten lacs twenty five)

*Handwritten signature and date: 11/2/2015*

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only vide Cheque no. 322824 dt. 11.02.2015 of Bank of India, Club side, Main Road, Ranchi.

AND WHEREAS the above written land intended to be sold has been demarcated in the plan annexed here to Red coloured bounded as North by Village Road, South by M/S RAMJEE POWER CONSTRUCTION LIMITED, West by erected Boundary of Maruti Suzuki and East by M/S RAMJEE POWER CONSTRUCTION LIMITED. Measurement West to East – 60 feet South to North -72.6 Feet total 4356 sq. ft. (10 decimals) which is integral part of this deed.

AND WHEREAS due to meet the needs and requirements of the Company, Board of Director's of M/S RAMJEE POWER CONSTRUCTION LIMITED has decided to sale convey the right, interest and title in the use of the said property unto the PURCHASER.

AND WHEREAS the PURCHASER has decided to purchase acquire and possess the same from the SELLER and both the parties is executing this Indenture of Sale Deed on the terms and conditions which is hereinafter following:-

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**NOW This Deed of Sale witnessed and the parties hereby record confirm and declare as follow:-**

1. That the SELLER is selling and the PURCHASER is purchasing the above written land an area 10 decimals at a total sum of Rs. 11,64,240/- (Rupees Eleven laces Sixty Four thousand two hundred forty only) out of which Rs.10,00,025/- ( Rupees Ten Laces Twenty five only) has been paid by the PURCHASER to the SELLER vide cheque bearing no. 322824, dated 11.02.2015 of Bank of India, Club side Branch, Ranchi and thereof as sale consideration amount is being paid by the PURCHASER to SELLER with execution of this Sale deed and the Seller does hereby acknowledge the receipt, Rest vide cheque no. 000019, dt. 30.05.2016 amounting to Rs. 1,64,215.00 (Rupees one lac sixty four thousand two hundred fifteen) only of Bank of India, Maharo Branch, Maharo Dumka.
2. That the entire sale consideration against the said land has been received by the SELLER from the PURCHASER and the SELLER does hereby on the

11/12/2015  
A. L. S.

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- 30.05.2016 acknowledge the receipt and now nothing is stand due against sale consideration of the said land.
3. That the physical possession of the land has already been delivered by the SELLER to the PURCHASER on the spot.
  4. That the above written land which has been sold by the SELLER to the PURCHASER is free from all sorts of encumbrances charges, litigations, lease, mortgage, hypothecation, acquisition and encroachment if hereafter execution of sale deed any part or portion may be found litigated then in that case the SELLER shall make good the loss suffered incurred under gone by the PURCHASER.
  5. That after execution of sale deed the PURCHASER as well as her heirs and successors may at all time use the said property with all rights, liberties, easement, appendage, appurtenances and the PURCHASER as well as her heirs and successors may use the said property by making house, by Sinking tube well, planning plantation or any other type as she and her heirs may deem fit and proper.
  6. That now after execution of sale deed the PURCHASER shall be entitled to get her name mutated in the Circle Office, Kanke Ranchi and shall also be entitled to present this Indenture before any authority concerned as and when she deems fit and proper.
  7. That the Purchaser and her heirs and successors shall also be entitled to lease, mortgage, hypothecate and alienate the purchased land if and when she deems fit and proper without seeking any permission from any others side.

**SCHEDULE**

All that piece and parcel of land comprising Khata No. 1, Plot No. 160, Sub Plot No. 160/Part, P.S. Sadar, P.S. No. 169, an area 10 (Ten) decimals, situated at Village Mesra, P.S. Sadar, District Ranchi, Jharkhand, a map related to the said land intended to be sold is annexed herewith which is integral part of this deed which is butted and bounded as follow:-

*11/20/21*  
*15.7.21*



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Boundary.

North	:	Village Road.
South	:	M/s Ramjee Power Construction Limited.
East	:	M/s Ramjee Power Construction Limited.
West	:	Maruti Suzuki.
Rent	:	Rupees 1 payable at Kanke Anchal, Ranchi.
Right	:	Raiyati.

Measurement of the land intended to be sold as follows:-

TOWARDS NORTHERN SIDE ; EAST TO WEST	-	60 feet 00 inch
TOWARDS SOUTHEREN SIDE ; EAST TO WEST	-	60 feet 00 inch
TOWARDS WESTERN SIDE ; NORTH TO SOUTH	-	72 feet 06 inch
TOWARDS EASTERN SIDE ; NORTH TO SOUTH	-	72 feet 06 inch.

Certified that the land hereby sold do not belong to Union of India, State of Jharkhand, BCCL, CCL, HEC Limited and the same has not been acquired under the Land Acquisition Act and the same is not a Khas Mahal or Gairmazuwa Land and the same do not belong to Temple, Mosque, Church, Gurudwara, Masna, Sarna, Hargadi or Pahnai and the same is not connected with FodderScam/ Land Scam and the same do not belong to any member of Schedule Tribe, and the same is also out of Forest Area.

*Handwritten signature and date: 11/09/21*



12/07

IN WITNESS WHEREOF the SELLER has executed this deed putting his hand here unto these presents on the day month and year first above written after assessing his profit and loss without any pressure and after fully understanding the meaning purport and intent of this Deed witness in presence of witnesses which may be useful in time of need.

WITNESSES

1. Kumar Abhishek  
Flat no-40 Kedar-nagar  
Resy Apartment  
old HB Road  
Thangpachan Ranchi  
12/07/16

2. Naitprakash Singh  
90 Lake side Nakh Singh  
Chambirapur Ram Road Nalanda  
Compounded P.O. Hehal  
Ranchi 1 12/07/16

SIGNATURE OF SELLER

✓ P.S.  
12/07/16



DIRECTOR;

FOR M/S RAMJEE POWER CONSTRUCTION LIM  
KUMAR NIWAS, BRIGHT LAND,  
KOKAR, DIST:- RANCHI

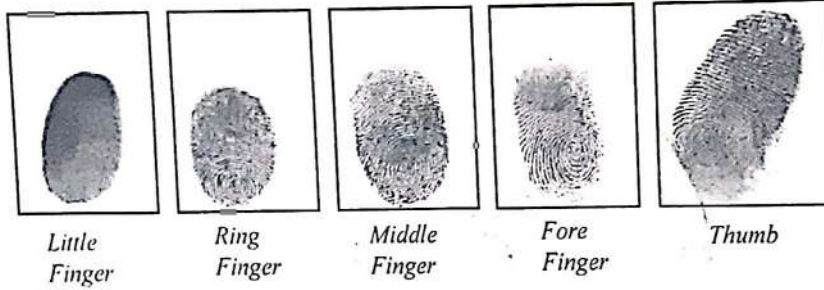


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Signature of the Purchaser



S. Singh.  
12/07/16



*Certify that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the sale deed have been taken before me.*

Typed By : Rizwi Hassan

S. Singh.  
12/07/2016  
L.No. 1942/03

Drafted By:

S. Singh  
A. V.

12/07/2016



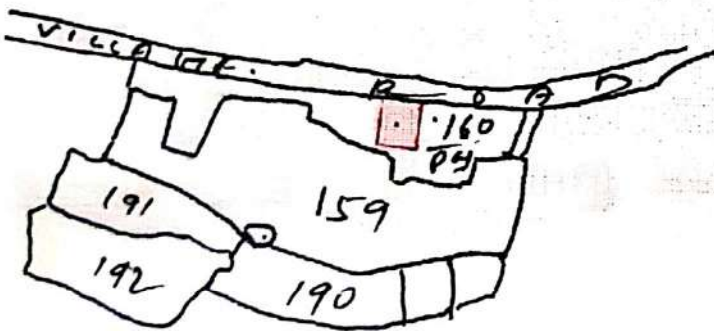
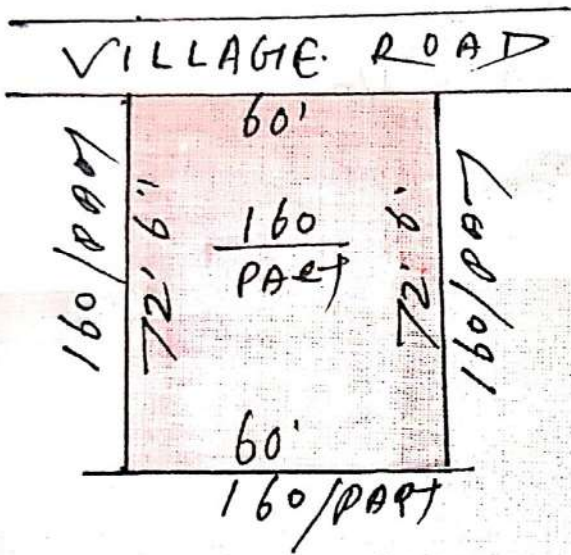
१२०७



VILLAGE- MESRA  
 THANA- SADAR TH. NO - 169  
 DIST- RANCHI

AREA SHOWN IN RED WASH

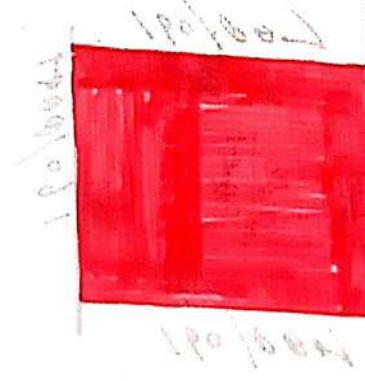
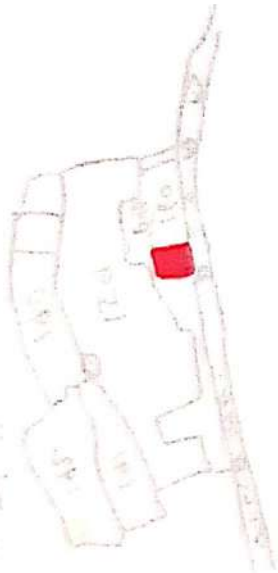
R.S. PLOT NO	SUB P. NO	AREA
160	160/PART	AC- DIS 0-10 MORE OR LESS



खैरे मेष 1932-33 के कायाप्रति  
 से बाँधी कलेक सब कायल का  
 लाल हाँ से दिखलाया गया  
 जिलका एकेम पर मीरम  
 बरि क बायल एके  
 काय / 20/20

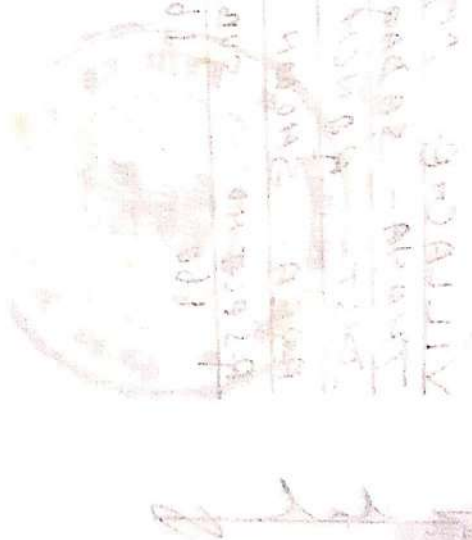


Handwritten notes in Kannada script, including the number '100' and other illegible characters.



Handwritten text in Kannada script, possibly a name or title, written vertically.

Vertical handwritten text in Kannada script, including the number '0-10' and other illegible characters.





निबंधन विभाग, झारखंड  
रांची

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No. 29

Token Date/Time: 12/07/2016 12:32:31

Document Type: Sale Deed  
Presenter: Rajesh Kumar Singh  
Presenter Name & Address: Kumar Niwas Bright Land Kokar, Sadar, Ranchi  
Date of Entry: 12/07/2016  
Stampable Doc. Value: 1164240  
DOE  
Total Pages: 54  
Document/Transaction Value: 1164240  
Stamp Value: 42000  
Book: I  
Special Type: Serial /Deed No. /  
CNO/PNO: Not Req.  
Remarks / Other Details: Sub Plot 160/Part  
Old Serial No. /  
App. ID  
e-Stamp Cert. No.

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Kanke	169	9	Mesra	01	160	RSP	Village Road	M/S Ramjee Construction Ltd.	M/S Ramjee Construction Ltd.	Maruti Suzuki		C_RES	10 Decimal	1164240

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.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	M/S Ramjee Power Construction Ltd. Thro Its Director Rajesh Kumar Singh	Ashok Kumar Singh	Business	पिता	राजपुत	Male	AABCR1138C		9431103122	Kumar Niwas Bright Land Kokar, Sadar, Ranchi	KUMAR NIWAS BRIGHT LAND KOKAR, SADAR, RANCHI
2	VENDEE	Saraswati Singh	Kumar Birendra Narayan Singh	H-Wife	पति	राजपुत	Female	BAEPS7778A		9031074372	4c, Kedarnath Roy Apartment H.B. Road, Lalpur, Ranchi	4C KEDARNATH ROY APARTMENT H.B ROAD, LALPUR, RANCHI
3	Identifier	Kumar Abhishek	Kumar Birendra Narayan Singh	Business	पिता	राजपुत	Male	NOT REQ.		9031074372	4c, Kedarnath Roy Apartment, H.B. Road, Lalpur, Ranchi	4c, Kedarnath Roy Apartment, H.B. Road, Lalpur, Ranchi

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	810.00	0.00	810.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	31,434.48	314.34	31,748.82
Total		32,247.92	314.34	32,562.26

169  
12/7/16

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

उपर्युक्त स्वीकार किया

Rajesh Kumar Singh

SK. Singh  
दस्तावेज लेखक का हस्ताक्षर  
12/07/2016

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को भरे सनक्ष

e

जिसकी  
पहचान  
निवासी

Kumar Abhishek  
Lalpur

पिता Kuma Binendra Narayan Singh  
पेशा Buni — ने की।

  
निबंधन पदाधिकारी का हस्ताक्षर  
12/7/16

  
12/7/16

Kumar Abhishek  
12/7/16





निबंधन विभाग, झारखंड  
रांची

Token No.29 Token Date: 12/07/2016 12:32:31

Serial/Deed No./Year :4755/4133/2016

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>M/S Ramjee Power Construction Ltd. Thro Its Director Rajesh Kumar Singh</b> Father/Husband Name:Ashok Kumar Singh (VENDOR) Kumar Niwas Bright Land Kokar, Sadar, Ranchi		
2	<b>Saraswati Singh</b> Father/Husband Name:Kumar Birendra Narayan Singh (VENDEE) 4c, Kedarnath Roy Apartment, H.B. Road, Lalpur, Ranchi		
3	<b>Kumar Abhishek</b> Father/Husband Name:Kumar Birendra Narayan Singh (Identifier) 4c, Kedarnath Roy Apartment, H.B. Road, Lalpur, Ranchi		

Book No. I  
Volume 413  
Page 365 To 418  
Deed No 4755/4133  
Year 2016  
Date 12/07/2016 15:30:26

Registering Officer

Signature of Operator



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP140217493

6/25/2021



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	काँके	हल्का	हल्का-09			
इस्टेट का नाम	झारखण्ड	भाग	वर्तमान(VOL)	पृष्ठ संख्या वर्तमान	78	थाना न.	169			
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अवदन तिथि अभ्युक्ति
17493	563 /R27 2017 - 2018	मेसरा/ 169	राँची	20/05/2017	By Sale	1 4 89	1 160 10 डिसेमील	10	10	

क्रेता का नाम :  
(सरस्वती सिंहपति कुमार बिरेन्द्र नारायण सिंह, जाति-राजपुत, पता-4C केदार नाथ रोड अपार्टमेंट एच0 बी0 रोड लालपुर रांची)

जमाबंदी रैयत का नाम :  
रामजीपावरकंस्ट्रक्सनलि0चेयरमेनअशोककुमारसिंह-----

विक्रेता का नाम :  
एम/एस रामजी पावर कंस्ट्रक्सन लि0 द्वारा, -----राजेश कुमार सिंह पिता अशोक कुमार सिंह, जाति-----, पता-कुमार निवास बार्डेट लैंड कोकर थाना सदर जिला रांची

राजस्व कर्मचारी हल्का-09 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित |  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid  
Digitally signed by  
PRABHAT BHUSAN SINGH  
अंचलाधिकारी काँके

कोरोना के उड़ जायेंगे प्राण, जब सड़क पर न जाएं इन्सान |



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

June 25, 2021

भाग वर्तमान	10	पृष्ठ संख्या	78											
जिला का नाम	रौंछी	अनुमंडल नाम	सदर	अंचल का नाम	काँके	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	मेसरा	होलिडिंग संख्या	1	तौजी संख्या		थाना नम्बर	169	खाता का प्रकार	----					
सस्वती सिंह, पति-कुमार बिरेन्द्र नारायण सिंह, जाति- राजपुत														
खाता नम्बर	प्लॉट संख्या		रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस		
1	160		0 ए 10 डि 0 हे			नामान्तरण मुकदमा संख्या 563/2017 - 2018					10	0		
		कुल परिमाण		0 ए 10 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	

List Of Mutation Cases on the above transaction in Register-  
II Mutation Cases Not Found !!

List Of Case Status Details

लवशा देखें

BACK

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें