

7900 Sale Value 3,00,000/- f.s. Parsudih 6587



I-34
23/08/10

35

05AA 195886

Sept 12000/-



Attested by
Kanchan Kumari
23/8/10

सिद्धि
23-8-2010



राजकीय मुद्रांक प्रमाणिका 1899 का
नमूना नं. 1000/1000 के तहत
व्यक्तिगत प्रयोग के लिए प्रमाणिका मुद्रांक का
प्रिण्टिंग का काम किया गया है।

23/8/10

SALE DEED

Valued Rs 3,00,000/-

Surfai
30000/-
L.L.R. 2-50
P.F. 8-94

THIS SALE DEED is made on this the 23rd day of August 2010 at Jamshedpur: BY : 1) MRS. SANTOO GOPE, Wife of Late Bhawani Gope, 2) MR. ARUN GOPE and 3) MR BARUN GOPE, both sons of Late Bhawani Gope all by faith Hindu, by Nationality Indians, by occupation cultivation, residents of Chhota Govindpur within P.S. Parsudih. Town Jamshedpur, District East Singhbhum, represented

दस्तावेज जाँचा
23/8/10



Spsingh
23-8-2010

:2:

through their Constituted Attorney MR. SURENDER PAL SINGH, Son of Sardar Gurdayal Singh, by faith Sikh, by Nationality Indian, by occupation Business, resident of Gouri Shankar Road, Near Gurudwara, Jugsalai within P.S. and P.O. Jugsalai, Town Jamshedpur, District East Singhbhum, Vide Attorney Deed No: IV - 1151 dated 28-07-2010 registered at Jamshedpur Dist. Sub-registry office., hereinafter called the **VENDORS** (which expression shall unless, excluded by or repugnant to the context mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part ;

IN FAVOUR OF

M/S DAYAL BUILDERS a Proprietorship Firm having its Office at Holding No NIL, S. B. Shop Area, Bistupur, Jamshedpur, represented by its Proprietor MR. SURENDER PAL SINGH, Son of Sardar Gurdayal Singh, by faith Sikh, by Nationality Indian, by occupation Business, resident of Gouri Shankar Road, Near Gurudwara, Jugsalai within P.S.



Spsinh
23-8-2010

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and P.O. Jugsalai, Town Jamshedpur, District East Singhbhum, hereinafter called the "PURCHASER" (which expression shall unless, excluded by or repugnant to the context mean and include its heirs successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WITNESSETH AS FOLLOWS::

Whereas the lands mentioned under Khata No 9 of Mouza Chhota Govindpur, thana No 1194, within P.S. Parsudih, Jamshedpur has been recorded in the recent survey settlement operation in the names of Prahlad Bagal and his other co-shares and they all are/ were the recorded tenant of the Landlord and they are/ were in peaceful possession over the said land;
And

Whereas in the remarks column of the aforesaid khatian the plot nos 936, 937 and other plots have been shown in the exclusive possession of said

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23-8-2010

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Prahlad Bagal and who is in peaceful possession over the same as the lawful owner thereof; And

Whereas the said Prahlad Bagal and his wife both died leaving behind their four sons namely Prahlad Gope, Harikrishna Gope, Bhawani Gope and Abani Gope as their legal heirs and successors and the aforesaid land left by their deceased father has devolved upon them; And

Whereas after the death of parents all the aforesaid legal heirs and successors have amicable partitioned the aforesaid land among themselves and accordingly the land measuring One and half decimals in Portion of Plot No 936 and land measuring eight decimals in Portion of Plot No 937 under Khata No 9 of Mouza Chhota Govindpur has fallen in the exclusive share of said Bhawani Gope and land measuring One and half decimals in Portion of Plot No 936 and land measuring eight decimals in Portion of Plot No 937 under Khata No 9 of Mouza Chhota Govindpur has been exclusively allotted to the share of said Abani Gope and remaining Portion of Plot Nos 936 and 937 under Khata No 9 of Mouza Chhota Govindpur fallen in the share of aforesaid Prahlad Gope and Harikrishna Gope since then they are/were in peaceful possession over their respective share of land without any interruption from any corner; And

Whereas the said Bhawani Gope has died leaving behind his widow and two sons namely the present vendors as his legal heirs and successors and they jointly inherited and came in possession of land left by deceased Bhawani Gope as the lawful owners thereof; And

Whereas Vendors are in need of money for their personal emergent expenses as such they have jointly decided to sell the land measuring One and half decimals in Portion of Plot No 936 and land measuring Eight decimals in Portion of Plot No 937 (Total land measuring Nine and half decimals) recorded under Khata No 9 situated at Mouza Chhota Govindpur, Thana no 1194, within P.S. Parsudih, Town Jamshedpur, District East Singhbhum more fully described in the schedule below to

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25-8-2010

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the present Purchaser, on total consideration of Rs. 3,00,000/- (Rupees Three Lakhs) only on the following terms and conditions as stated below:

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

- 1) That in Pursuance of the aforesaid agreement and in consideration of a sum of Rs. 3,00,000/- (Rupees Three Lakhs) only already paid by the purchaser to the Vendors the receipt of which sum the Vendors above-named hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the aforesaid land more fully described in the schedule below, the Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendors and/or any other person or persons claiming under them together with all rights, title and possession which the vendor here-before enjoyed in respect of the schedule below property.
- 2) That the Vendors have handed over the peaceful possession of the schedule below land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- 3) That from this day purchaser shall use and possess the said property as the lawful owner thereof.
- 4) That the Vendors have completely divested of all their rights, title, interest in the schedule below property and henceforth the Vendors shall cease to have any manner of title to the said property and claim on the said property.
- 4) That from this day the purchaser shall use, enjoy and possess the said property according to its desire and requirements as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get its name mutated in the office of the

Sp. S. S. S. S. S.
23-9-2011

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Circle Officer Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendors are the sole and bonafide owners of the aforesaid property and they are fully entitled to dispose off the schedule below property to the purchaser.

6) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANTS:

a) that the vendors are the sole and bonafide owners of the schedule below property and accordingly they have transferred the same in favour of the purchaser.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.

c) that the schedule below land or any part thereof being lost to the purchaser, on account of any defect in the title or possession of the vendors, then in that case all the legal heirs and successors of the vendors shall be bound to make good the loss which the purchaser may sustains in future.

d) that the vendors have paid rent, cess and/or other charges /taxes of the aforesaid property to the concerned authority upto date.

e) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below property.

7) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser. over the schedule below property..

8) That the vendors have handed over all the relevant documents, in connection with the schedule below property to the purchaser.

9) That the schedule below property is situated 1000 'ft far away from Kutcha Rasta.

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23-8-2010

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"SCHEDULE"

All that Piece and Parcel of Raiyati land measuring One and half decimals in Portion of Plot No 936 and land measuring Eight decimals in Portion of Plot No 937 (Total land measuring Nine and half decimals) recorded under Khata No 9 situated at Mouza Chhota Govindpur , Thana No 1194, Halka No III, (Nature of land Don) within P.S. Parsudih, Town Jamshedpur. District East Singhbhum District Sub-registry office at Jamshedpur. which is bounded as follows:-

Boundary of Plot No 936(P)

North : Portion of Plot No 936

South : Portion of Plot No 936

East : Plot No 892

West:. Plot No 935

Boundary of Plot No 937(P)

North : Portion of Plot No 937

South : Plot No 946

East : Plot No 892

West:. Plot No 938

Annual rental of Rs. 1- only payable to the Landlord through Circle Officer at Jamshedpur.

IN WITNESSES WHEREOF the Vendor has signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES

1) Ramesh Agrawal
23-8-2010

2) BAYAN GORE
23-8-2010

Drafted , read over and explained the contents of this sale deed to the v Executant/Vendor in Hindi who found and admitted the same to be true and correct.

Typed by:

Md. Umar, JSR Court.

Koushal Agrawal
Advocate
23/8/10

Spsingh
23-8-2010

:8:

NAMES OF THE PURCHASER:-

MR. SURENDER PAL SINGH (The Proprietor of M/s Dayal Builders)



Attested by
Kamlesh Agrewal
23/8/10

Proprietor.

M/s. Dayal Builders

Spsingh
Proprietor.

Signature and finger print of left hand of the purchaser above named.
M/s. Dayal Builders

Verified that the Finger Print of
hand of each person whose photograph
is affixed in this document have been
obtained by me or before me

Kamlesh Agrewal
23/8/10

Details



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

Token No: 34

Token Date/Time: 23/08/2010 13:44:04

Document Type	Sale Deed	Presenter	Surender Pal Singh	Date of Entry	23/08/2010
Presenter Name & Address	Gouri Shankar Road, Jugsalai, Jsr	DOE		Total Pages	20
Stampable Doc. Value	300000	Stamp Value	12000	Book	1
Document Value	300000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1194	3	CHHOTAGOVINDPUR	9	936,937			OR_DON	9.5 Decimal	182400

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.	Caste	PAN/F 60	Address
1	VENDOR	Surender Pal Singh	Sardar Gurudayal Singh	Business	Other		gouri shankar road, jugsalai, jsr
2	VENDEE	M/S Dayal Builders Rep. Surender Pal Singh	Sardar Gurudayal Singh	Business	Other		Gouri Shankar Road, Jugsalai, Jsr
3	Identifier	Ramesh Agarwal	Late B.L.Agarwal	Business	Other		196, kasidih, sakchi, jsr
4	Witness1	Ramesh Agarwal	Late B.L.Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr
5	Witness2	Ramesh Agarwal	Late B.L.Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	3,000.00
4	SP	300.00
Total		3,303.44

Surender Pal Singh

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंपूट फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

सुरेन्द्रपाल सिंह

रमेश अग्रवाल
कासिदिह, सकची

पिता *लाल बीरल अग्रवाल*

पेशा *व्यापार*ने की।

Mm
निबंधन पदाधिकारी का हस्ताक्षर
23-8-10







निबंधन विभाग, झारखंड
जमशेदपुर

Token No.34 Token Date: 23/08/2010 13:44:04

Serial/Deed No./Year :7900/6587/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Surender Pal Singh Father/Husband Name:Sardar Gurudayal Singh (VENDOR) gouri shankar road, jugsalai, jsr		
2	M/S Dayal Builders Rep. Surender Pal Singh Father/Husband Name:Sardar Gurudayal Singh (VENDEE) Gouri Shankar Road, Jugsalai, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
3	Ramesh Agarwal Father/Husband Name:Late B.L.Agarwal (Identifier) 196, kasidih, sakchi, jsr		
4	Ramesh Agarwal Father/Husband Name:Late B.L.Agarwal (Witness1) 196, Kasidih, Sakchi, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
5	Ramesh Agarwal Father/Husband Name:Late B.L.Agarwal (Witness2) 196, Kasidih, Sakchi, Jsr	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I
Volume 241
Page 371 To 390
Deed No 7900/6587
Year 2010
Date 23/08/2010 14:09:11


District Sub Registrar


Signature of Operator

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Jamshedpur

Halka : III

Name of State : Jharkhand

Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karnachari	Remarks
1	2	3	4	5	6	7	8	9	10
	1039 2010-11	छोटागोविन्दपुर	घाटशिला 1194	9 1-9	अंचल अधिकारी जमशेदपुर 27.09.2010	निबंधित बिक्री केवाला संख्या 6587 दिनांक 23.08.2010	खाता नं० 9 प्लॉट नं० 937 रकवा 0.08 ए० 936 0.01½ ए० कुल 0.09½ ए० वार्षिक लगान 6.00 (छः) रुपये प्रति कट्टा अलावे सेस के साथ M/S DAYAL BUILDERS, its Proprietor Mr. Surender Pal Singh, Son of Sardar Gurdayal Singh, सा०-जुगसलाई, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया।		



MEMO No.

Forwarded to the karnachari, Halka No. III

श्री सुजीत कुमार साव

Date

For information and necessary action

Circle Officer/Anchal Adhikari, Jamshedpur.

Circle/Anchal : Jamshedpur.

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग
लगान रसीद



sch XIV F. No. 180V

जिला का नाम पूर्व सिंहभूम
अनुमण्डल का नाम खाली
अंचल का नाम जमशेदपुर
मौजा खोशी गाविस
थाना वों थाना नम्बर 1194

V

रसीद क्रमंक JH 12 A
रैयत का नाम खाली
पिता की नाम खाली
जमावन्दी नम्बर 14, 8-224

000889

खाता संख्या <u>9</u>	खेसरा संख्या <u>937, 936</u>	रकवा (एकड़ में) <u>0-09</u>
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जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया				हाल
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	
लगान	<u>36-00</u>				<u>1415</u>	<u>1546</u>
सेस	<u>52-20</u>					
*व्याज						
विविध						
योग	<u>88-20</u>				<u>88-20</u>	<u>88-20</u>

भुगतान का विवरण

अदायगी	बकाया				हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष		
लगान				<u>36-00</u>	<u>36-00</u>	
सेस				<u>52-20</u>	<u>52-20</u>	
*व्याज						
विविध						
योग				<u>88-20</u>	<u>88-20</u>	

- कुल योग (शब्दों में)
- नाम अदाकर्ता
- कुल बकाया

₹ 88 हजार (अठ्ठासठ हजार)

176-40
12/9/15
(हल्का कर्मचारी)
हस्ताक्षर एवं दिनांक

* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

जिला का नाम
 अनुमण्डल का नाम
 अंचल का नाम
 नाम सर्कल । नाम मौजा मय
 थाना, वो थाना नम्बर

रसीद मालगुजारी
 फरद मालकी / फरद रैयती
 नाम रैयत मय वल्लियत जमाबन्दी
 वो सकुनत नम्बर। JB/41

5448250

खाता संख्या	1174	खेसरा संख्या	937, 936
9/अ	V01-14	10-224	

अराजी नकदी अराजी भावली त्फसील हिसाब लगान भावली

0.09 1/2 M/S 9 थाल किल्लर वी मुद्रा 40
 लिला 0.50 9 थाल सिट्ट

जोत का सालाना मांग मय त्फसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल (नकदी)	36.00	/	/	/	/	/
गुजारी (भावली)	9.00					
सेस	18.00					
*सूद	18.00					
मुतफरकात	7.20					
मीजान	88.20					

त्फसील अदायकारी

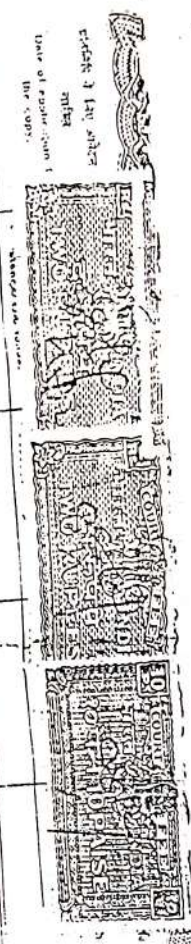
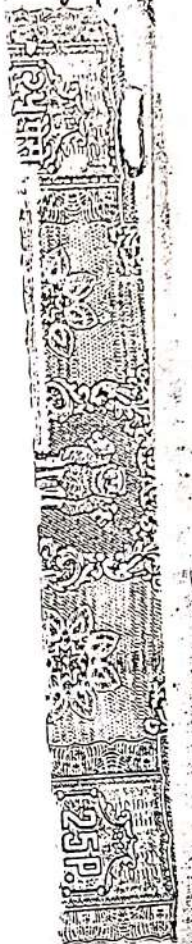
अदायकारी बाबत	बकाया				मौतिलबा हाल	फाजिल
	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल (नकदी)	/	/	/	/	/	/
गुजारी (भावली)						
सेस						
*सूद						
मुतफरकात						
मीजान अदायकारी						

- (1) मीजान कुल (लफजों में)
- (2) नाम देहिन्दा -
- (3) कुल बकाया -

दस्तखत वो तारीख अमला तहसील कुनिन्दा

* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

NCCF-2010



मीला -> रीवा गोविंदपुर
 वीला -> रीवा गोविंदपुर
 वीला -> रीवा गोविंदपुर

रवानरा नखरा

क्र.	विवरण	मूल्य	दिनांक	विवरण	मूल्य
1
2
3

रीवा गोविंदपुर
 रीवा गोविंदपुर
 रीवा गोविंदपुर

...

मीला क गोम ...
 मीला क गोम ...
 मीला क गोम ...

1. ...
 2. ...
 3. ...