

Continuous Form (Lower half)

Name of Village

अरगोडा

थाना

शाही

थाना नम्बर 206

Thana Number

Name of Landholder

नाम लगान पानेवाला

Page

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
956	मंगल अहला बलद काबख अहला कोम तिली शाहीन देह	कापडा		माल 22-8-0 आठ 22-8-0 दर आना			खीरु कोम	COV X	उ. जय अहला द. दोन अना नाल महला	कोम का	9		20		20	
				माला वि. क्र. 239 हसन दामा 22			खीरु कोम	COV X	उ. श. जय नाम महला द. दोन नीका	कोम कोम	99		92X		92X	
				माल मो. क्र. 32-98-0 बनी अना 20-12-0 अना 9V3 से अना माला 22-9-0 अना 9V3 से 9V2 अना 22-9-0			खीरु कोम	COV X	उ. दोन नीका द. 215	कोम का	9		98		98	
				अना 9V3 से 9V2 अना 22-9-0 अना 9V3 से 9V2 अना 22-9-0			खीरु कोम	COV X	उ. 215 द. नका	कोम कोम	98		963		963	
				अना 9V3 से 9V2 अना 22-9-0 अना 9V3 से 9V2 अना 22-9-0			खीरु कोम	COV X	उ. दोन नाल महला द. आना	कोम का	9		952		952	
				अना 9V3 से 9V2 अना 22-9-0 अना 9V3 से 9V2 अना 22-9-0			खीरु कोम	COV X	उ. 215 द. 215	कोम का	9		93		93	
				अना 9V3 से 9V2 अना 22-9-0 अना 9V3 से 9V2 अना 22-9-0			खीरु कोम	COV X	उ. दोन नाल महला द. आना	कोम का	2		2V		2V	
				अना 9V3 से 9V2 अना 22-9-0 अना 9V3 से 9V2 अना 22-9-0			खीरु कोम	COV X	उ. दोन नाल महला द. आना	कोम का	9		72		72	



नाम: राजेश कुमार
 पता: राजेशपुरा

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 श्री २२४५

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 श्री २२४५

राजेश कुमार
 राजेशपुरा



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1. राजेश कुमार
2. राजेशपुरा
3. राजेशपुरा
4. राजेशपुरा
5. राजेशपुरा
6. राजेशपुरा
7. राजेशपुरा
8. राजेशपुरा

राजेश कुमार
 राजेशपुरा

राजेश कुमार
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राजेश कुमार
 राजेशपुरा

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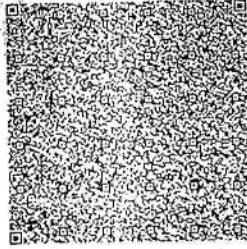


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH00379653698068M
Certificate Issued Date : 28-Jul-2014 04:12 PM
Account Reference : NONACC (BK)/ jhcanbk02/ DORANDA/ JH-RNC
Unique Doc. Reference : SUBIN-JHJHCANBK0200481216295340M
Purchased by : JYOTSNA KUMARI
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 14,37,500
(Fourteen Lakh Thirty Seven Thousand Five Hundred only)
First Party : SONI DEVI
Second Party : JYOTSNA KUMARI
Stamp Duty Paid By : JYOTSNA KUMARI
Stamp Duty Amount(Rs.) : 57,500
(Fifty Seven Thousand Five Hundred only)



Please write or type below this line.



31/7/14

Soni Devi
0001245511

46016

यदि (यदि) 21 के अधिन तथा (यदि) ...
1908 के प्राग ...
स्थान की राज्य है: प्राग्योय स्टाम्प अधिनियम
699 की अनुसूचि 1 या 1 का मं
नवीन प्रयावन स्टाम्प सहित या स्टाम्प शुल्क
बिमुक्त या स्टाम्प शुल्क खपेकित नही है



ATTESTED

30/07/2014
ADVOCATE
CIVIL COURT: RANCHI

31/7

30/07/2014
31/07/2014

1437500
सम्पत्ति का मूल्य

स्टाम्प... 57500 रुपये

हस्ताक्षर

THIS DEED OF ABSOLUTE SALE is made at Ranchi on this the 30th day of July, 2014.

BETWEEN

SMT SONI DEVI wife of Sri Rabindra Kumar, by faith Hindu, by caste Telji, by occupation House wife, resident of Argora P.S Argora, District Ranchi, Jharkhand, Indian Citizen (hereinafter called the VENDOR) of the ONE PART. PAN NO -ALVPD9323P

30/07/14
हस्ताक्षर

AND

JYOTSNA KUMARI W/o of Vikash Patra by faith Hindu, by caste Vashya, by occupation Doctor, resident of H.I.G, Argora Housing Colony, P.S. Argora, District Ranchi, Jharkhand, Indian Citizen, (hereinafter called the PURCHASER) of the SECOND PART. PASSPORT No.504932937

पता का पैन नं०, फॉर्म 60, फॉर्म 61
II का पैन नं०, फॉर्म 60, फॉर्म 61
मिलान किया

30/07/14

हस्ताक्षर

Ring



Middle



Index



Thumb



मार्ग दर्शिका पंजी से निश्चय किया
जयदेव का पता...
कल्याणसदन नं० 12
N-R
30/07/14

The expression "VENDOR" and "PURCHASER" shall unless excluded by or repugnant to the context of these presents shall deem to mean and include their heirs, executors, successors, legal representatives, administrators and assigns).

WHEREAS the land under khata No-197 R.S Plot No-2557 Village Argora thana No-207 is recorded in the record of right in the name of Mangal Mahto as Kaimi land in the year 1932.

ANDWHEREAS khatyani rayat Mangal Mahto died behind his three sons namely Baldeo Sahu, Jitu Sahu and hiran Sahu.

ANDWHEREAS after death of Mangal Mahto khatyani Rayat all three sons inherited the said property and they come in peacefully possession over the said land. And they amicably portioned the said land and said land allotted in favour of Baldeo Sahu and he enjoy his share portion of land peacefully since his lifetime.

ANDWHEREAS Baldeo Sahu died living behind his three sons namely Ishwar Lal Sahu, Nilamber Sahu and Santu Sahu and they become owner of land being successor of Baldeo Sahu and enjoy the said property peacefully. They amicably portioned the said land along with other land, after the portioned the schedule land allotted in favour Santu Sahu. And Santu Sahu have sahu sold the land measuring 5 decimals of village Argora thana No-207 under Khata No-197 R.S Plot No- 2557 sub Plot No- 2557/C to Vendor Soni Devi by virtue of registered sale deed the sale deed executed before District Sub registered Ranchi on 17-10-2006 which is entered in Book No-1 Volume No - 566 Page No- 573 to 600 Deed No- 15149 in the year 2006.

ANDWHEREAS after purchasing the said land vendor become the absolute owner of the said land and also mutated her name in the record of Ranchi Anchal vide Mutation case No- 8060R27/ 06-07 and paying rent to

11/10/06
Soni Devi
Ranchi

the govt vide receipt No- JA/870295 for the year 07-08 Jamabandi of the said land entered in page No- 292 Volume No-XIX in registered -2 of Ranchi Anchal.

WHEREAS the VENDOR is the absolute owner peaceful possession and sufficient right, title and interest over the said property measuring an area 5 decimal more or less appertaining to R.S Plot No- 2557 Sub Plot 2557/C under R.S. Khata No.197 the land situated at Village Argora, P.S. Argora, Thana No. 207, Ward NO - 38, District Ranchi morefully described in the schedule below.

AND WHEREAS the Vendor has every transferable right and possession over the land without any hindrance.

AND WHEREAS the Vendor being in need of urgent money and for some other legal necessities offered to sell his 5 decimals of land appertaining to R.S Plot No - 2557, Sub Plot No- 2557/C under khata No- 197 situated at Village Argora thana No-207 within Ward No- 38 district Ranchi the aforesaid land for a total consideration of Rs-14,37,500/- (Rupees Fourteen Lac thirty-seven thousand five hundred only) and the Purchaser agreed to purchase the same for the same price which is quite reasonable and prevailing the market rate, and is free from all encumbrances.

THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

1. That in-consideration of Rs-14,37,500/- (Rupees Fourteen Lac thirty-seven thousand five hundred only) paid by the purchaser to the VENDOR as full and final payment as per terms of payment agreed between the VENDOR and the purchaser, the receipt whereof the VENDOR hereby admits and acknowledges as having received in full as shown in memo of consideration, the VENDOR voluntarily and on their own accord, free will and pleasure and without any pressure,

Handwritten signature

pursuance, force, undue influences, or anything of the kind from any quarter or quarters and in their full senses and in a sound state of mind and body does hereby grant, transfer, sell and assigns to and unto the Purchaser, absolutely and forever, all that piece and parcel of land, details given in the Schedule below and shown in RED WASH in the map annexed hereto.

2. That the VENDOR does hereby covenant with the purchaser that the purchaser shall be entitled to get her name mutated in the office of the concerned revenue authority and shall pay rent to the government and the VENDOR shall at all reasonable time, on request of the purchaser, shall execute or cause to be done and executed all such acts, deeds and things which may be reasonably required for perfecting the title of the purchaser unto or upon the said property according to the true meaning and intents of these presents.
3. That VENDOR does hereby covenant with the purchaser that the purchaser shall be saved harmless and kept indemnified by the VENDOR from and against all damages, costs and expenses which may sustain or incur by reason of any defect of title or possession or charges, encumbrances or claims being made by any person other than the VENDOR to the said land property thereof.
4. That now from today the purchaser is the absolute owner of the land property hereto sold to the purchaser and all right, title, interest and claim whatsoever both in law and equity belonging to the VENDOR in respect of the said land property or any part thereof to have and to hold, the same passes on to the purchaser absolutely and assume all the presents made, embodied in the original sale deed executed by the VENDOR.
5. That the VENDOR does hereby covenant with the purchaser that whatsoever right, title, interest and claim the VENDOR have, in

Caribeni

respect of the land property hereby sold and transferred to the purchaser, shall from the date of its execution and registration of this deed vest entirely and absolutely to the purchaser who shall be entitled to enter quietly into or upon the said property which is fully described in the schedule below and as per understanding in between the parties the VENDOR have already put the purchaser in vacant possession of the same after receiving the full consideration amount.

6. That the VENDOR does hereby assure the purchaser that they (the VENDOR) have not at any time hereto before made, committed, done, suffered or had been party to any act, deed, matter or thing whatsoever by omission or by commission by reason whereof the said property subject to these presents or any part thereof, has been alienated, exchanged or mortgaged, encumbered, leased, or attached in any case or in any way impeached in title or possession.
7. That the property hereby sold is believed to be correctly described and if, any error, omission or mis-statement in the description of the property is found, it shall not annul the sale.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land measuring 5 decimals, under R.S. Khata No -197, R.S. Plot No. 2557, Sub Plot No - 2557/C situated at Village Argora, P.S. Argora, Thana No. 207, Within Ward No-38 of District Ranchi and shown in RED WASH in the sketch map attached with this deed forming part of it and butted and bounded as follows :-

North	:-	Shankar Sahu.
South	:-	Bandhu Mahto
East	:-	Dhiraj Sahu
West	:-	10' Proposed Road and Sub Plot No 2557/B

Ravi Sahu

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedule is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L.

IT IS FURTHER CERTIFIED that the land does not belong to Adivasi Khata nor connected with any member of Scheduled Tribe and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.

IT IS FURTHER CERTIFIED that the seller does not comes under the provision of section 46 (6) of the C N T Act and he does not belong to Schedule Tribe, Schedule Caste and backward classes.

IN WITNESS WHERE OF the VENDOR has hereto signed and executed this deed in presence of the witnesses on the day, month and the year first above written.

WITNESSES :

1. Shri Gajshri
3- C, Bethel Apartment
club Road, Sir on Foli
Bareilly - 834001.
Ration No - 3305 3600 6579.

Signature of the VENDOR

Signature of the VENDOR

2
Jama Masjid
Sahewale masjid
Anjuman-e-Rasool

Signature, Photo and finger prints of the PURCHASER






ATTESTED



Salu

30/09/14

Junil Kumar
ADVOCATE
CIVIL COURT, RANCHI

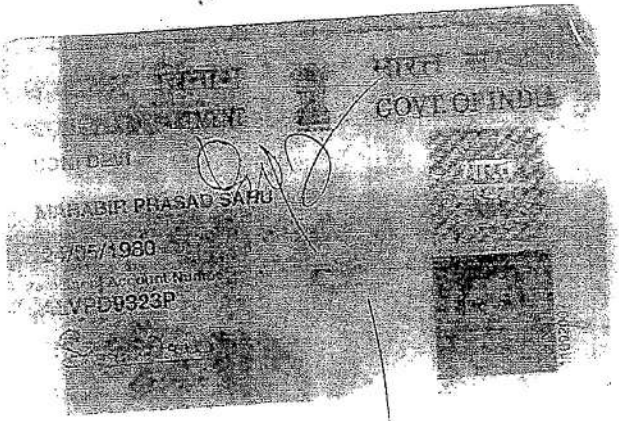
				
Little	Ring	Middle	Index	Thumb

30/09/14

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

30/09/14
Junil Kumar
ADVOCATE
CIVIL COURT, RANCHI

30/09/14
Junil Kumar
ADVOCATE
CIVIL COURT, RANCHI



GOVT OF INDIA
MINISTRY OF DEFENCE

GOVT OF INDIA

MEMBER PRASAD SAHU

1975/1980

Account Number
VPO9923P

(Handwritten signature)

सूचना

1. यह प्रमाणिका भारत सरकार की संपत्ति है। इसे सुरक्षित रखना होगा। इसे किसी भी प्रकार का नुकसान हो जाने पर, इसे जारी करने वाले निकाय को सूचित करना होगा।
2. इस प्रमाणिका में कोई परिवर्तन करना या किसी भी प्रकार से इसे संशोधित नहीं किया जा सकता।
3. यह प्रमाणिका प्राप्त होने पर जारी करने वाले निकाय को सूचित करना होगा। इसे सुरक्षित रखना होगा। इसे किसी भी प्रकार का नुकसान हो जाने पर, इसे जारी करने वाले निकाय को सूचित करना होगा।

CARTON

1. This certificate is the property of the Government of India. Any communication received by the holder from the Issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.
2. This certificate must not be altered or mutilated in any way.

पिता / काबुली अधिकारी का नाम / Name of Father / Legal Guardian
NAWAL KISHORE KESHRI

माता का नाम / Name of Mother
SITA DEVI KESHRI

पता / Address
DR SK PATRA, C 1 BY 2 UNIT 6
NEAR CAPITAL HOSPITAL
BHUBANESWAR, ORISSA 751001

पासपोर्ट नं. / Passport No. जारी करने की तिथि / Date of Issue जारी करने का स्थान / Place of Issue
504932937 27/04/2011 UK

कोई भी जाह्नू प्रभावक प्रतीक का स्थान / Visible Distinguishing Mark of OCI Certificate Holder
NONE

फाइल नं. / File No.
INDH00069612

निबंधन विभाग, झारखंड
रांची

जांच पर्यवेक्षण अधिनियम (वि.सं. 114)

Token Date/Type 31/07/2014 13:19:36

Document No: 33	Sale Deed	Registered	Soni Dev:	Date of Entry	31/07/2014
Document Type	Argora, Argora, Ranchi			Total Pages	30
Document Name	1437500	DO		Book	1
Document No	1437500	Stamp Value	87500	Doc/PNU	
Document Type		Serial No			
Document Name	Sub Plot = 2557/C	Doc Serial No	/		
Document No		App ID		e-Stamp Cert. No	JH00375633698068M

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Ranchi Special	197	38	Argora	197	2557	RSP		U. RES	5 Decana:	1437500

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Type	Name	Father/Husband	Occup.	Caste	PAN/P	UID	Address
VEINOR	Rabindra Kumar		H Wife	General	Aayp9323p		Argora, Argora, Ranchi
VENDEE	Kumar	Vikash Patra	Doctor	General	Form 6C		H/O. Anusim, 6/2, Argora, Ranchi
Identifac	ksant	George Vincent Rakshit	Business	General	Not Reg		Anusim, Ranchi

SN	Description	Amount
1	LI	2.50
2	ST	43,725.00
3	ISR	390.00
4	IPR	0.94
		43,878.44

Soni Dev

संरक्षक प्रविष्टिमा संसाधन में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सार्वजनिक सूचना फार्म के अनुरूप डाटा इंटरि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

A. Allah
31/08/14

लोगी देवी

संरक्षक
संरक्षक का नाम
संरक्षक का पता
संरक्षक का पता

हेमंत रासि
विराहाती रासि

संरक्षक
संरक्षक का नाम
संरक्षक का पता

जॉर्ज विन्सेट रासि
आपा

Soni Dev



Presenter/Executant's Name

Token For

Registry

Counter No

Online Application No (If Any)

Stamp Certificate No (If Any)

IN-JH00379653698068M

Issue Token

Stamp Details For Verification. Please click issue after verification







CertificateNo IN-JH00379653698068M
CertificateIssuedOn 29-Jul-2014 04:12 PM
AccountReference NONACC (BK)/jhcanbk02/ DORANDA/ JH-RNC
UniqueDocRefer SUBIN-JHJHCANBK0200481216285340M
Purchasedby JYOTSNA KUMARI
DescriptionofDocument Article 23 Conveyance
PropertyDescription SALE DEED
ConsiderationPriceRS 14,37,500
FirstParty SONI DEVI
SecondParty JYOTSNA KUMARI
StampDutyPaid JYOTSNA KUMARI
StampDutyAmnt 67.500

A.ullah
31/07/14



निबंधन विभाग, झारखंड
रांची

Token No.83 Token Date: 31/07/2014 13:19:35
Serial/Deed No./Year :6156/5002/2014
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Soni Devi Father/Husband Name:Rabindra Kumar (VENDOR) argora, argora, ranchi		
2	Jyotsna Kumari Father/Husband Name:Vikash Patra (VENDEE) H.I.G. housing colony,argora, ranchi		
3	Ruel Rakshit Father/Husband Name:George Vincent Rakshit (Identifier) siromtoli, ranchi		

Book No. I
Volume 288
Page 547 To 576
Deed No 6156/5002
Year 2014
Date 31/07/2014 14:53:01

Registering Officer

31/7/14

Signature of Operator

ARGORA ROAD

VILLAGE ARGORA
THANA No. 2017
THANA - ARGORA
DIST. RANCHI
R.S. PLOT No. 2557
SUB PLOT No 2557/C
SHOWN IN RED WASH

AREA
A. — DEC
00 — 05

1210" WIDE PRO-ROAD

1010" WIDE PRO-ROAD

40'0"
49'6"
30'0"
18'0"
2557
C
30'0"
18'0"

DHIRAJ SAHU

BANDHU MAHTO

Sanjay

Sanjay