

1933

1679



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116



05AA 085725



Ravindra Kumar Singh
Advocate
Ranchi

46000000
 एवम नियम 21 के अन्तर्गत 2009 का
 दिनांक 08 को प्रमाणित
 किया गया है 03
 1800 को प्रमाणित
 किया गया है

85000/-
 मुद्रा 10200/-
 कु.दा.माला (बि.सि.का.)
 पत्नी के सिद्धांत)
 06.2.10
 10/4/10

66/02/2010
 अखिल भारतीय न्यायिक सेवा

DEED OF ABSOLUTE SALE

THIS DEED OF SALE made on this the ...6th... day ofFeb..... 2010.

BETWEEN

Sahdeo Singh S/o Late Raganandan Singh, by faith - Hindu, by caste -Rajput, by occupation - Business, resident of Village - Tupudana, P.S.- Dhurwa, District - Ranchi, State Jharkhand, Indian Citizen, represented through its power of attorney holder Shree Ravindra Kumar Singh S/o Late Baleshwar Singh, by faith - Hindu, by caste -Rajput, by occupation - Business, resident of Garikhana, P.S.- Kotwali, District- Ranchi, State- Jharkhand, being Power no.- 1722, dated 27.07.2009, which was registered at Sub-Registrar Office, Ranchi and entered in Book no.- IV, Volume no.- 40, Page no.- 391 to 400 for the year 2009, (hereinafter called the Vendor) of the ONE PART.

Ravindra Kumar Singh



02/2/10
 21.5.02
 20082
 09-10
 02/10

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714 No. 13415
Non Judicial Stamp No. 10200/-
Sold to Shri. Ranilana Mahato
along with the stamps of Rs. 1000/-

Ranchi Treasury, Ranchi



R. Kumar
Rabin Kumar Mishra
Advocate
Ranchi

Rabin Kumar Singh
6.2.2010



06/2/10
Rabin Kumar Singh
Date: Balakrishnan Singh
Ganesh Kotwal



06/2/2010



A 037361

AND

Smt. Vandana Mahto W/o Shree Raju Mahto, by faith- Hindu, by caste Suri, by occupation- House-Wife, resident of Shukla Colony, Hinoo, P.S.- Doranda, District- Ranchi, State- Jharkhand and (2) Smt. Neeraj Verma W/o Shree Devendra Prasad, by faith- Hindu, by caste Kaysth, by occupation- Business, resident of Vajpayee Path Shukla Colony, Hinoo, Doranda, P.S.- Doranda, District- Ranchi, State- Jharkhand (hereinafter called the Purchaser) of the OTHER PART. PANNO-AGDPM6744N, ACCPY0088R

The terms and expressions "VENDOR" and "PURCHASERS" wheresoever used and occurring in these presents shall always mean and include their respective heirs, legal representative, successor-in-interest, executors and assigns unless specifically excluded by or repugnant to the subject or context hereinbelow wether expressly or be necessary implications.

WHEREAS the above named Vendor has acquired the land of R.S. Khata no.- 16, Plot no.- 602, Area- 13 Decimal, situated at Village- Tupudana, P.S.- Jagarnathpur, Present P.S.- Hatia, Thana no.- 267, District- Ranchi, State- Jharkhand in the year 1955 and came in peaceful possession thereof and constructed house and residing with his family thereon.

Rebindra Kumar Singh



A 037362

AND WHEREAS the Revisional Survey Record of Right of Khata no.- 16, Plot no.- 602, situated at Village- Tupudana, Thana no.- 267, P.S.- Ranchi, District - Ranchi is Recorded in the name of Khudi Oraon and others.

AND WHEREAS one Baha Oraon (Petitioner) S/o Mahadeo Oraon has filed a petition for restoration of land of R.S. Khata no.-16, Plot no.- 602, Area- 13 Decimal, situated at Village- Tupudana, Thana no.- 267, P.S.- Ranchi, District - Ranchi under section 71A of the C.N.T. Act against the Vendor (Opposite Party), in the Court of Shree J Guria, Special Officer, Ranchi, which was registered as S.A.R. Case no.- 153/91-92 and after hearing the said case the said Learned Court directed to Opposite Party to pay compensation amount vide order dated 22.06.1993 or arrange the land area- 13 Decimal of same value of said village and on payment of said compensation amount the said land has been validated in favour of Vendor vide order dated 06.11.1993, thereafter said Vendor got his name mutated in the office of State of Bihar now Jharkhand through Namkum anchal, Ranchi under mutation case no.- 839R27/2009-2010 and paid rent to the State.

AND WHEREAS the Vendor has thus become full and absolute owner of the property described in the schedule hereunder and delineated in RED colour in the map attached hereto and are fully seized and possessed thereof and are well and sufficiently entitled and competent to convey the same and every part thereof.

Robindev Kumar Singh

मीलकमी

AND WHEREAS Vendor being in need of money for her various need and legal necessities offered

and express they desire to sale the property which has been morefully described in the schedule herein below and has also shown in RED WASH in the Sketch Map attached herewith this Deed as part of it after due negotiation price of the property hereby sold is fixed at Rs 30,000 /= (RupeesThirty Thousand) only which is fair and reasonable price according to the prevailing market rate in the locality.

NOW THIS DEED OF ABSOLUTE SALE WITNESSES AS FOLLOWS

1. That in pursuance of the aforesaid agreement and in Total consideration of Rs 30,000 /= (RupeesThirty Thousand) only received in full as per memo of consideration given herein below by the Vendor from the Purchasers, the receipt of which sum the Vendor do hereby admit and acknowledge and hereby convey, transfer, sell and assign voluntarily and with free will all that piece and parcel of land morefully described in the Schedule hereinbelow and shown in RED WASH in the sketch map attached herewith this deed of sale as part of it, free from all encumbrances, charges and liens whatsoever together with his all right, title, interest, liberties, privileges, advantages, right of easement, user of road and all other appurtenances whatsoever both in Law and Equity arising out of and in connection with the said piece and parcel of land having permanent heritable and transferable Chhaparbandi right to the Purchasers to have and hold the same for ever and absolutely.
2. That the Vendor hereby assure and covenant to the Purchasers that the piece and parcel of land hereby sold, transferred and demised by the Vendor to the Purchasers is free from all encumbrances, charges and lien whatsoever and the Vendor has done nothing whereby and whereunder the said piece of land and the right, title and interest therein may in any manner, be charged with the payment of any money or monies and the Vendor has good, valid and subsisting right to make this transfer in the manner hereby done.
3. That the Vendor hereby further covenant and agree that they will at the request and cost of the Purchasers do, perform or cause to be done, performed and executed any further lawful acts, deeds, or things as may be necessary in future for further or morefully and perfectly assuring the title of the Purchaser to and in respect of the piece of property hereby sold and transferred to him.

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श्रीमती

Radhika Kumar Singh

4. That the Vendor hereby agree to keep the Purchasers harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchasers arising out of any defect in title of, the Vendor over property morefully described in the Schedule hereinbelow.

5. That the Vendor has this day put the Purchasers in actual physical possession over all that piece and parcel of land which has been hereby sold to and demised unto the Purchasers under this deed of sale forever and absolutely.

6. That the Purchasers shall and may from time to time and at all times hereinafter peacefully and quietly enter upon, have hold occupy, passes and enjoy the property morefully and particularly described in the Schedule hereinbelow and shall receive and take all rents, profits and issues thereof and every part thereof without any let, hindrance or objection whatsoever from or by the Vendor or any person or persons claiming through, from or intrust of them. The Purchasers shall have all the right and liberty according to Law to construct building etc. and shall be at liberty to enjoy, use, deal and transfer the same in the manner he likes.

7. That the Purchasers shall be entitled to secure mutation of his name in all revenue records of the State of Jharkhand particularly in the records kept and maintained at the Namkum Anchal Office, Ranchi or wherever it will be necessary with respect of the property which has been morefully described in the Schedule hereinbelow and the Purchasers shall be liable to pay rent etc. to the concerned department.

Though the property was purchased by the purchaser for a consideration of Rs. 30,000/- (Rupess Thirty Thousand Only) the stamp duty is being paid at the rate fixed by the authority i.e. Rs.2,55,000/- (Rupees Two Lakh Fifty Five Thousand Only)

MEMO OF CONSIDERATION

R s. 30,000/- (Rupess Thirty Thousand only.)

1. Rs.15,000/- (Fifteen Thousand Only) through cash date-16.11.2009 by Smt. Vandana Mahto to the Vendor.

2. Rs.15,000/- (Fifteen Thousand Only) through cash date-16.11.2009 by Smt. Neeraj Verma to the Vendor.

Rabindra Kumar Singh

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SCHEDULE

All that piece and parcel of land of R.S. Khata no.- 16, Plot no.- 602, marked as Subplot no.- 602/F-1, Area- 03 Decimal, situated at Village- Tupudana, P.S.- Jagannathpur, Present P.S.- Hatia, Thana no.- 267, District- Ranchi, State- Jharkhand, having permanent heritable and transferable Right, which has been shown in RED WASH in the sketch Map attach here with this Deed of Sale as part of it and is bounded and butted as follows :-

NORTH :- Tupudana-Namkum Road.

SOUTH :- R.S.Sub Plot No.- 604/E.

EAST :- Part of Sub plot No.- 602/F2.

WEST :- Part of.R S Plot No.- 602.

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L.. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai and same has been not acquired by the Government for any purpose.

That the said land is an agricultural land vide R.R.D.A. letter no 422 dated .21.5.2002.

IN WITNESS WHEREOF the VENDOR has put his signatures through their power of attorney holder to these presents at Ranchi on the date, month and year first above written.

Rebndra Kumar Singh

अभिषेक

WITNESS

1. *अनिल कुमार (HE)*
अनिल कुमार (HE)
2. *Sansay Kr. Singh*

Drafted by
RK Mishra
Advocate: *Advocate*
Ranchi

Computer Typed by :

VENDOR

(Through his Power of Attorney Holder)

Rabindekar Kumar Singh

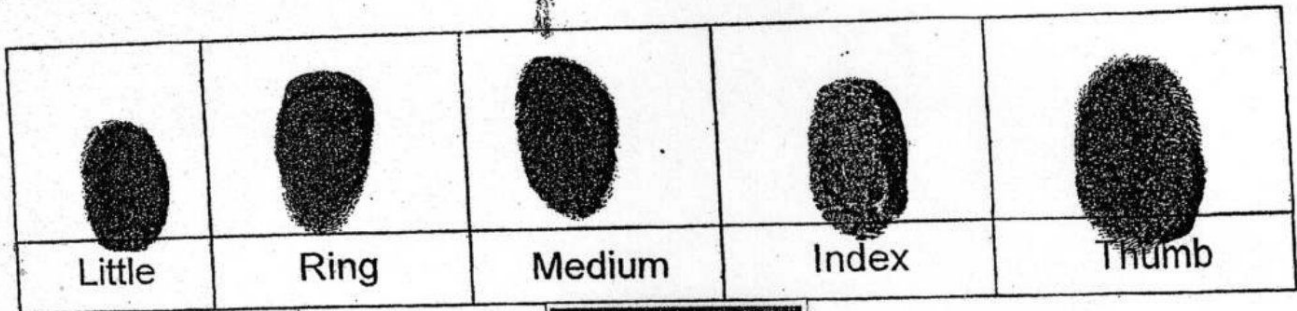


अनिल

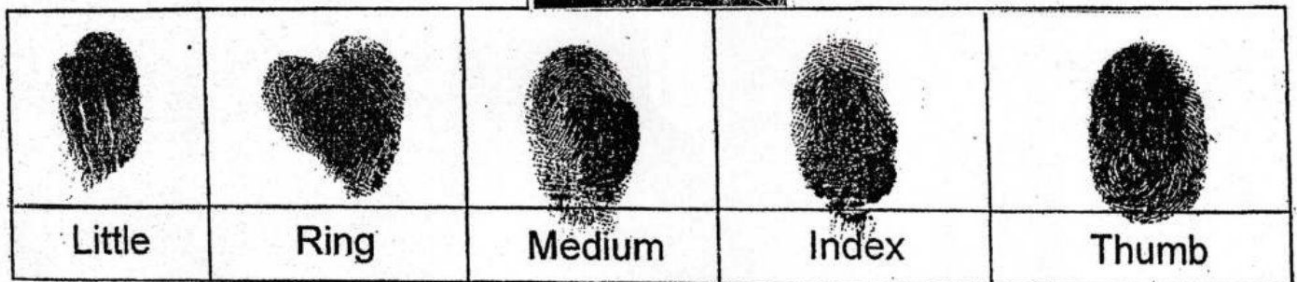
PURCHASER'S PHOTO



By
Ramesh
 Kumar Mishra
 Advocate
 Ranchi



By
Ramesh
 Kumar Mishra
 Advocate
 Ranchi



Rabindra Kumar Singh

By
Ramesh
 Advocate
 Ranchi

This is certified that Photographs of the Seller & Purchaser affixed on the Sale Deed Identified by me & left hand all



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

Token No: 116

116/2

Token Date/Time: 06/02/2010 11:16:03

Document Type: Sale Deed
 Presenter Name & Address: Garikhana Kotwali Ranchi
 Stampable Doc. Value: 255000
 Document Value: 255000
 Special Type: Sub Plot 602/F-1
 Remarks / Other Details:
 Presenter: Ravindra Kumar Singh
 DOE
 Stamp Value: 10200
 Serial No.
 Date of Entry: 06/02/2010
 Total Pages: 22
 Book: 1
 CNO/PNO

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Namkum	267	55	Tupudana / Tupudana	16	602	RSP		OR_RES	3 Decimal	210000

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	Sahdeo Singh Thro	Late Rangunandan Singh	Business	Other	Form 60	Tupudana Dhurwa Ranchi
2	Power Holder	Ravindra Kumar Singh	Late Baleshwar Singh	Business	Other	Form 60	Garikhana Kotwali Ranchi
3	VENDEE	Vandana Mahto	Raju Mahto	H Wife	Other	Agdpm6744n	Shukla Colony Hinoo Doranda Ranchi
4	VENDEE	Neeraj Verma	Devendra Prasad	Business	Other	Accpv0088r	Vajpayee Path Shukla Colony Hinoo Doranda Ranchi
5	Identifier	Kamleshwar Singh	Late Surya Singh	Farmer	Other	Not Req.	Jai Prakash Nagar Ranchi

Fee Details:

SN	Description	Amount
1	A1	2,550.00
2	SP	330.00
3	LL	2.50
4	P	0.94
Total		2,883.44

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

उपर्युक्त
स्वीकार किया
जिसकी
पहचान
नियासी

रवीन्द्र कुमार सिंह

कमलेश्वर सिंह

जय प्रकाश मगर

रामलेश्वर सिंह
Rabinendra Kumar Singh

ने इस दस्तावेज के निष्पादन को भरे समक्ष

पिता पेशा

ने की।

Rabinendra Kumar Singh

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑफिसर का हस्ताक्षर
6/2/2010



निबंधन पत्राधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
रांची

Token No,116 Token Date: 06/02/2010 11:16:03

Serial/Deed No./Year :1933/1679/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sahdeo Singh Thro Father/Husband Name:Late Ragunandan Singh (VENDOR) Tupudana Dhurwa Ranchi		
2	Ravindra Kumar Singh Father/Husband Name:Late Baleshwar Singh (Power Holder) Garikhana Kotwali Ranchi		
3	Vandana Mahto Father/Husband Name:Raju Mahto (VENDEE) Shukla Colony Hinoo Doranda Ranchi		
4	Neeraj Verma Father/Husband Name:Devendra Prasad (VENDEE) Vajpayee Path Shukla Colony Hinoo Doranda Ranchi		
5	Kamleshwar Singh Father/Husband Name:Late Surya Singh (Identifier) Jai Prakash Nagar Ranchi		

Book No. I
Volume 69
Page 481 To 502
Deed No 1933/1679
Year 2010
Date 06/02/2010 12:49:52

District Sub Registrar

Signature of Operator

c.m.c
06/02/2010

नीलकांठ



VILLAGE TUPUDANA
 THANA DHURWA
 THANA NO. 264
 DIST RANCHI
 RS PLOT NO. 602
 PART OF PLOT NO. 602
 AREA 3 DECIMAL (MORO. LSS)
 AREA SHOWN IN RED WASH

RANCHI



TUPUDANA TO NAMKUM ROAD

KHUNTI ROAD

R-S PLOT NO
602

5 DECIMAL
3 (MORO)

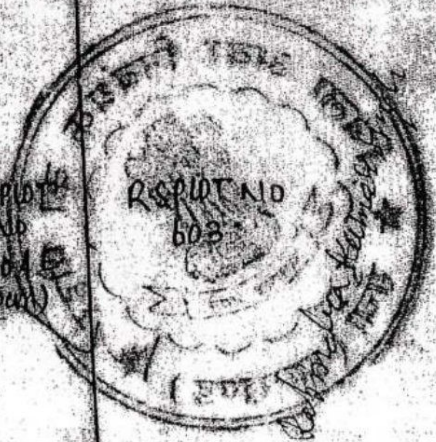
R-S PLOT NO
602

R-S PLOT NO
604 (MORO)

R-S PLOT NO
604 (MORO)

R-S PLOT NO
603

R-S PLOT NO
610



Handwritten signature or initials.