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1677 5000Rs.



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DEED OF ABSOLUTE SALE

THIS DEED OF SALE made on this the ...6th... day of February, 2010.

Stamp-1300/

BETWEEN

Smt. Shail Devi W/o Shree Ravindra Kumar Singh, by faith - Hindu, by caste -Rajput, by occupation - House-Wife, resident of Village - Ranchi, Mohalla-Garikhana, P.S.- Kotwali, District- Ranchi, State Jharkhand, Indian Citizens (hereinafter called the Vendor) of the ONE PART.

AND

(1) Smt. Neeraj Verma W/o Devendra Prasad , by faith- Hindu, by caste- Kaysth, by occupation- Business, resident of Vajpayee Path , Shukla Colony , Hinoo , P.S. Doranda , Dist . Ranchi , State- Jharkhand (2) 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 (hereinafter called the PurchaserS) of the OTHER PART. ACCPV0088R, A.G.D.P.M.6746N

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RRD no. 422dt. 21/02
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नीजकर्ता

No. 7112 Date 13/11/2009
Non Judicial Stamp, worth Rs. 15300/-
Sold to Shri. Nagesh Mishra
along with the stamps of Rs. 51000/-

Ranchi Treasury, Ranchi



Nagesh Mishra
Advocate

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२१/११/१०
६/२/२०१०



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Nagesh Mishra
Advocate
Ranchi



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 purchased the land of R.S. Khata no.- 16, Plot no.- 602, marked as Subplot no.- 602/F-2, Area- 2 Katha 11 Chhatak 25 Square Feet equivalent to $4\frac{1}{2}$ Decimal out of $4\frac{1}{2}$ Decimal, situated at Village- Tupudana, P.S.- Jagarnathpur, Present P.S.- Hatia, Thana no.- 267, District- Ranchi, State- Jharkhand from Shree Ravindra Kumar Singh S/o Shree Baleshwar Singh, by virtue of registered sale deed no.- 11210, Sl. no.- 12298 dated 21.07.2005, which was registered at Sub-Registrar Office, Ranchi and entered in Book no.- I, Volume no.- 225 , Page no.- 795 to 813 for the year 2005.

AND WHEREAS after purchased the said land the said Vendor got her name mutated in the office of State of Jharkhand through Namkum Anchak, Ranchi under mutation case no.- 1946R27/2005-06 and accordingly paid rent to the State.

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.

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AND WHEREAS the said Shree Ravindra Kumar Singh acquired the said land by virtue of Sada Hukumnama from Mahadeo Oraon S/o Khudi Oraon and came in peaceful possession over the same and constructed house structure and residing thereon with his family.

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- 14½ Decimal, situated at Village- Tupudana, Thana no.- 267, P.S.- Ranchi, District - Ranchi under section 71A of the C.N.T. Act against Shree Ravindra Kumar Singh (Opposite Party), in the Court of Shree J Guria, Special Officer, Ranchi, which was registered as S.A.R. Case no.- 7/90-91 and after hearing the said case the said Learned Court direct to pay Rs. 7,250/= as compensation amount to the Petitioner Baha Oraon vide order dated 23.03.1991 and on payment of said compensation amount the said land has been validated in favour of Shree Ravindra Kumar Singh vide order dated 26.04.1991, thereafter said Shree Ravindra Kumar Singh got his name mutated in the office of State of Bihar now Jharkhand through Namkum'anchal, Ranchi under mutation case no.- 147R27/1991-92 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.

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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. 38,000/- (Rupees Thirty Eight 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.38,000/- (Rupees Thirty Eight 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.

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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 are 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 Purchasers to and in respect of the piece of property hereby sold and transferred to him.

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

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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.

Through the property was purchased by the purchsers for a consideration or Rs. 38000/- the stamp duty is being paid at the rate fixed by the authority i.e. Rs.3,82,500/-only.

6/11/09

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MEMO OF CONSIDERATION

Rs.38,000/-(Rupees Thirty Eight Thousand Only).

1.Rs. 19,000/-(Rupees Nineteen Thousand Only) Through cash dated 17.11.2009 by Smt. Neeraj Verma to the Vendor.

2. Rs 19,000/- (Rupees Nineteen Thousand Only) Through cash dated 17.11.2009 by Smt. Vandana Mahto to the Vendor.

SCHEDULE

All that piece and parcel of land of R.S. Khata no.- 16, Plot no.- 602, marked as Subplot no.- 602/F-2, Area- 2 Katha 11 Chhatak $\overline{25}$ Square Feet equivalent to $4\frac{1}{2}$ Decimal, situated at Village- Tupudana, P.S.- Jagarnathpur, 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:- Part of Sub Plot no.- 604/E.

EAST :- Part of R.S plot no.- 602

WEST :- Part of Sub Plot no.- 602/F1.

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.

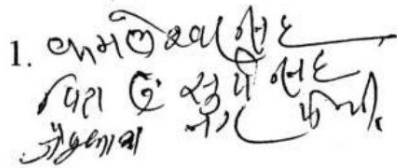
That the said land is an agricultural land vide R.R.D.A letter no.422 dated 21.5.2002

श्री/श्रीमती

11/11/09

IN WITNESS WHEREOF the VENDOR & the PURCHASERS have hereto at Ranchi, signed this Deed of Sale in presence of the witnesses on the Date, Month and Year first above mentioned and witnesses have also signed in present of the parties.

WITNESSES :-

1. 

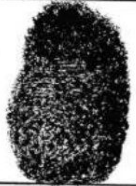




2. Sansay K. Singh
6. 2. 10

VENDOR



6-2-10

VENDOR

				
Thumb	Index	Middle Finger	Ring Finger	Little Finger

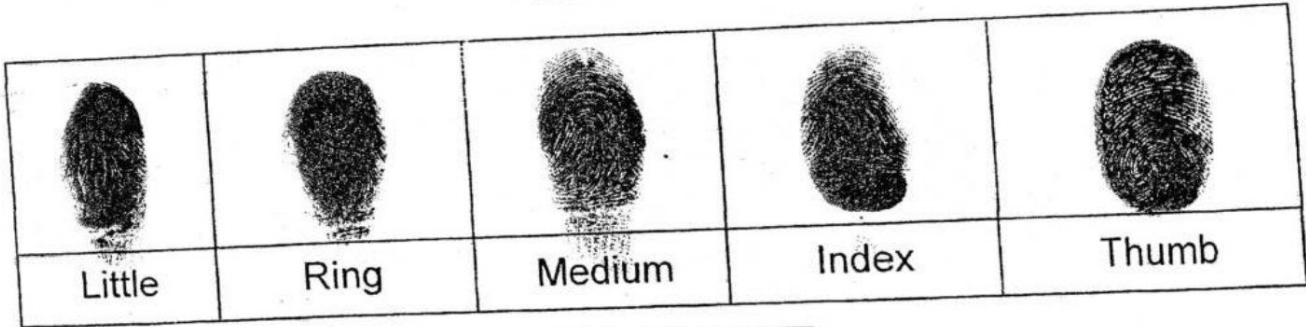
Drafted
by
RKM Singh
Advocate
Ranchi
612110

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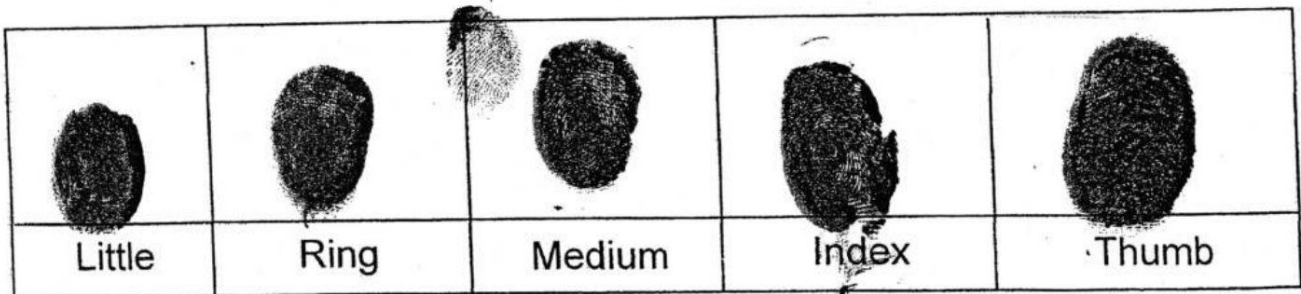
PURCHASER'S PHOTO



Ramesh Kumar
Ratan Kumar Mishra
Advocate
Ranchi



Ramesh Kumar
Ratan Kumar Mishra
Advocate
Ranchi



This is certified that Photographs of the Seller & Purchaser affixed on the Sale Deed Identified by me & left hand all the fingers put on this document in my Presence. BY *Ramesh Kumar*



निबंधन विभाग, झारखंड
रांची

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 136

Token Date/Time: 06/02/2010 11:50:32

Document Type	Sale Deed	Presenter	Shail Devi	Date of Entry	06/02/2010
'Presenter' Name & Address	Garikhana Kotwali Ranchi	DOE		Total Pages	24
Stampable Doc. Value	382500	Stamp Value	15300	Book	1
Document Value	382500	Serial No.		CNO/PNO	
Special Type					
Remarks / Other Details	Sub Plot 602/F-2				

Property Details:

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	4.42 Decimal	309400

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	Shail Devi	Ravindra Kumar Singh	H.Wife	Other	Form 60	Garikhana Kotwali Ranchi
2	VENDEE	Neeraj Verma	Devendra Prasad	Business	Other	Accpv0088r	Vajpayee Path Shukla Colony Hinoo Doranda Ranchi
3	VENDEE	Vandana Mahto	Raju Mahto	H.Wife	Other	Agdpm6744n	Shukla Colony Hinoo Doranda Ranchi
4	Identifier	Kamlesh Singh	Late Surya Singh	Business	Other	Not Req.	Jai Prakash Nagar Ranchi

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	3,825.00
4	SP	360.00
Total		4,188.44

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शैल देवी

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

शैल देवी

प्रस्तुतकर्ता का हस्ताक्षर

Devi Shail Devi
डाटा इंद्रि भाग्य का हस्ताक्षर

06/02/10

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

निवासी

कमलेश सिंह

पिता

एच. सुरेश सिंह

पेशा

जय प्रकाश नगर

जवाहर

ने की।

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शैल देवी

कमलेश सिंह













निबंधन विभाग, झारखंड
रांची

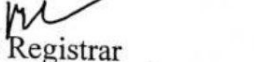
Token No.136 Token Date: 06/02/2010 11:50:32

Serial/Deed No./Year :1930/1677/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Shail Devi Father/Husband Name:Ravindra Kumar Singh (VENDOR) Garikhana Kotwali Ranchi		
2	Neeraj Verma Father/Husband Name:Devendra Prasad (VENDEE) Vajpayee Path Shukla Colony Hinoo Doranda Ranchi		
3	Vandana Mahto Father/Husband Name:Raju Mahto (VENDEE) Shukla Colony Hinoo Doranda Ranchi		
4	Kamlesh Singh Father/Husband Name:Late Surya Singh (Identifier) Jai Prakash Nagar Ranchi		


Book No. I
Volume 69
Page 431 To 454
Deed No 1930/1677
Year 2010
Date 06/02/2010 12:44:57


District Sub Registrar

Signature of Operator

नीलकां

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VILLAGE TUPUDANA
THANA DHURWA
THANA NO: 267
DIST. RANCHI
R.S PLOT NO: 602
PART OF PLOT NO. 602
AREA: 4 1/2 DECIMAL (more or less)
AREA SHOWN IN RED WASH 

RANCHI

O

TUPUDANA TO NAMKOM ROAD

KHUNTI ROAD

R-S PLOT NO
602
(part)

602 F
(part) 36'10"

R-S PLOT NO
602 (DMA)

R-S PLOT NO
604 (part)

R-S PLOT
NO
604 E
(part)

R-S PLOT NO
603

R-S PLOT NO
610

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