



05AA 085729

AND

(1) SMT NEERAJ VERMA W/o Shree Devendra Prasad , by faith- Hindu , by caste-Kaystha by occupation- Business , resident Vajpayee Path Shukla Colony, Hinoo , P.S.-Doranda, District- Ranchi , State- Jharkhand and (2) SMT VANDANA MAHTO W/o Shree Raju Mahto, by faith- Hindu, by caste-Suri by occupation- House wife , resident of Lower Shukla Colony, Hinoo , P.S.-Doranda, District- Ranchi , State- Jharkhand and (hereinafter called the Purchaser) of the OTHER PART: (1) PAN NO - ACCPV0088R
(2) PAN NO - AGDPM6744N

The terms and expressions "VENDORS" and "PURCHASER" 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 Vendors have purchased land of R.S. Khata no.- 16, Plot no.- 602, marked as Subplot no.- 602/F, Area- $8 \frac{4}{5}$ Decimal and R.S. Khata no.- 131, Plot no.- 604, marked as Subplot no.- 604/E, Area- $22 \frac{1}{2}$ Decimal, Total Area- $31 \frac{1}{8}$ Decimal, situated at Village- Tupudana, P.S.- Jagarnathpur, Present P.S.- Hatia, Thana no.- 267, District- Ranchi, State- Jharkhand from Smt. Sita Devi Jaiswal W/o Shree Shyam Lal Saw, by virtue of registered sale deed no.- 798, Sl. no.- 847 dated 21.02.1992, which was registered at Sub-Registrar Office Ranchi.

Rabindra Kumar Singh



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AND WHEREAS after purchased the said land the said Vendors got their name mutated in the office of State of Bihar no.- Jharkhand through Namkum Anchal, Ranchi under mutation case no.- 91R27/92-93 and accordingly paid rent to the State.

AND WHEREAS the said Smt. Sita Devi Jayswal purchased the said land of Khewat no.- 4/2, Khata no- 131, Plot no.- 604, marked as Subplot no.- 604/E, Area- 22½ Decimal of the said Village, by virtue of two registered sale deed no.- 1275 dated 16.02.1960, which was registered at Sub-Registrar Office, Ranchi and entered in Book no.-I, Volume no.- 11, Page no.- 465 to 470 for the year 1960 from Shree Ram Dahin Singh S/o Shree Babu Nathuni Singh and the land of Khewat no.- 3, R.S. Khata no.- 16, Plot no.- 602, marked as Subplot no.- 602/F, Area- 8 5/8 Decimal of the said Village by virtue of registered sale deed no.- 1338 dated 16.02.1960, which was registered at Sub-Registrar Office, Ranchi and entered in Book no.-I, Volume no.- 11, Page no.- 527 to 532 for the year 1960 from Shree Rajendra Prasad S/o Shree Ram Dahin Singh and after purchased the said land Smt. Sita Devi Jayswal had got her name mutated in concerning Anchal Office and paid rent to the State.

Rabindra Kumar Singh

AND WHEREAS the said Ram Dahin Singh acquired the said land by virtue of registered deed no.- 266 dated 12.01.1960 from Lal Kisto Nath Shahdeo S/o Lal Jagat Nath Shahdeo, Lal Dukhan Nath Shahdeo S/o Lal Manu Nath Shahdeo, Lal Rajendra Nath Shahdeo, Lal Asesar Nath Shahdeo, Lal Chhotkeshwar Nath Shahdeo all sons of Late Gopi Nath Shahdeo and Lal Mahendra Nath Shahdeo S/o Lal Narendra Nath Shahdeo, Lal Pashupati Nath Shahdeo, S/o Lal Surendra



Nath Shahdeo and Charka Kumhar S/o Bhagtu Kumhar and said Shree Rajendra Prasad acquired the said land by virtue of title suit no.- 389/1959 order dated 15.12.1959 by the order of Learned Munsif, Civil Court, Ranchi.

AND WHEREAS the Revisional Survey Record of Right of Khata no.- 131, Plot no.- 604, Area -96 Decimal under Khewat no.- 4/2, situated at Village-Tupudana, Thana no.- 267, P.S.- Ranchi, District - Ranchi is Recorded in the name of Bhagatu Kumhar S/o Firgi Kumhar and said Khewat is recorded in the name of Lal Jagarnath Sahadev and others.

AND WHEREAS the Vendors have 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.

AND WHEREAS Vendors being in need of money for their 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.17,00,000 /=- (Rupees Seventeen Lakh) only which is fair and reasonable price according to the prevailling market rate in the locality.

Rabindra Kumar Singh



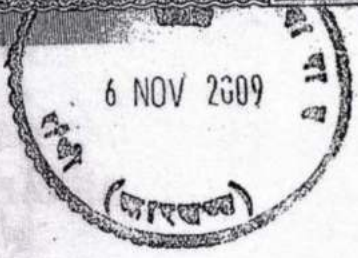
05AA 085728

NOW THIS DEED OF ABSOLUTE SALE WITNESSES AS FOLLOWS :-

1. That in pursuance of the aforesaid agreement and in Total consideration of Rs.17,00,000 /=- (Rupees Seventeen Lakh) only received in full as per memo of consideration given herein below by the Vendors from the Purchasers, the receipt of which sum the Vendors 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 their 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 Chhparbandi right to the Purchasers to have and hold the same for ever and absolutely.

2. That the Vendors hereby assure and covenant to the Purchasers that the piece and parcel of land hereby sold, transferred and demised by the Vendors to the Purchasers is free from all encumbrances, charges and lien whatsoever and the Vendors have 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 Vendors have good, valid and subsisting right to make this transfer in the manner hereby done.

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3. That the Vendors 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 them.

4. That the Vendors 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 Vendors over property morefully described in the Schedule hereinbelow.

5. That the Vendors have 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.

Rabinder Kumar Singh

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

सत्यमेव जयते

रखण्ड JHARKHAND

040908

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 Vendors 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 they likes.

Rabindra Kumar Singh

Rabindra Kumar Singh

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

रखण्ड JHARKHAND

040903

7. That the Purchasers shall be entitled to secure mutation of their 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 Purchaser shall be liable to pay rent etc. to the concerned department.

Through the property was purchased by the purchasers for the consideration Rs. 17,00,000 (Rupees Seventeen Lakh) only the stamp duty is being paid at the rate fixed by the authority i.e. Rs. 19,12,500 (Rupess Ninteen Lakh Twelve Thousand Five Hundred) only.

Rabindra Kamal Singh

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE
HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

A 037358

झारखण्ड JHARKHAND

(3) Rs 4,00,000 (Rs Four Lakh) only through cheque no- 148748 dated 16.11.2009 of Allahabad Bank, Doranda Ranchi paid by the Smt. Vandana Mahto to the Vendors

(4) Rs 4,50,000 (Rs Four Lakh) fifty thousand cheque no- 148746 dated 12.11.2009 of Allahabad Bank, Doranda Ranchi paid by the Smt Vandana Mahto to the Vendors.

Rabindra Kumar Singh

Rabindra Kumar Singh

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND
(झारखण्ड)

A 035076

SCHEDULE

All that piece and parcel of land of R.S. Khata no.- 131, Plot no.- 604, marked as Subplot no.- 604/E, Area- 22½ 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 :- Sub-plot no.- 602/F
- SOUTH :- Plot no.- 610
- EAST :- Plot no.- 603
- WEST :- Plot no.- 604/D

Radindra Kumar Singh

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

6 NOV 2007

झारखण्ड JHARKHAND

A 035075

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.2838 dated 19.2.2002.

Rabindra Kumar Singh

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 037360

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

WITNESS

VENDORS

Rabindra Kumar Singh



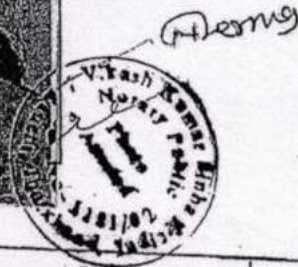
Through their Power of Attorney Holder

1. *अनुराधा देवी*
वकील एवं अग्रणी
जिला न्यायालय
जिला न्यायालय राँची (उत्तर)
2. *श्री अमृत नाथ शाह*
40 बालू बाजार राँची शहर
उपखण्ड, हाटा, राँची

Drafted by
Advocate
Advocate : *Ranchi*

Computer Typed by

PURCHASER'S PHOTO



Little	Ring	Medium	Index	Thumb



Little	Ring	Medium	Index	Thumb

Rabindra Kumar Singh

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 *[Signature]*
Notary Public

16



निबंधन विभाग, झारखंड
रांची

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 04/12/2009 14:03:27

33

Document Type	Sale Deed	Presenter	Ravindra Kumar Singh	Date of Entry	04/12/2009
Owner Name & Address	Garikhana, Kotwali, Ranchi	DOE		Total Pages	36
Assessable Doc. Value	1912500	Stamp Value	76500	Book	1
Document Value	1912500	Serial No.		CNO/PNO	
Special Type					
Remarks / Other Details	Sp=604/E				

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
Namkum	267	55	Tupudana / Tupudana	131	604	RSP		MR_RES	22.5 Decimal

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	Manoj Kumar Singh Thro	Ravindra Singh	Business	Other	Form 60	garikhana, kotwali, ranchi
2	VENDOR	Sanjay Kumar Singh Thro	Ravindra Singh	Business	Other	Form 60	Garikhana, Kotwali, Ranchi
3	VENDOR	Rajesh Kumar Singh Thro	Ravindra Singh	Business	Other	Form 60	Garikhana, Kotwali, Ranchi
4	VENDOR	Sandeep Kumar Singh Thro	Bishun Deo Singh	Business	Other	Form 60	Garikhana, Kotwali, Ranchi
5	VENDOR	Amit Kumar Singh Thro	Bishun Deo Singh	Business	Other	Form 60	Garikhana, Kotwali, Ranchi
6	VENDOR	Kunal Kumar Singh Thro	Bishun-Deo Singh	Business	Other	Form 60	Garikhana, Kotwali, Ranchi
7	Power Holder	Ravindra Kumar Singh	Late Baleshwar Singh	Business	Other	Agkps0259f	Garikhana, Kotwali, Ranchi
8	VENDEE	Neeraj Verma	Devendra Prasad	Business	Other	Accpy0088r	shukla colony, hinoo, ranchi
9	VENDEE	Vandana Mahto	Raju Mahto	H. Wife	Other	Agdpm6744n	Shukla Colony, Hinoo, Ranchi
10	Identifier	Kamleshwar Singh	Late Suraj Singh	Business	Other	Not Req	jaiprakash nagar, booty road, sadar, ranchi

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	19,125.00
4	SP	540.00
Total		19,668.44

Ravindra Kumar Singh

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफ़ॉर्म फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त
स्वीकार किया

जिसकी

पहचान

नियमासी

रवीन्द्र कुमार सिंह

कमलेश्वर सिंह

जम प्रकाश नगर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

पिता

स्व. सुरज सिंह

पेशा

दिवानिष्ठ ने की।

Rabinder Kumar Singh
4-12-2007











अमल मंडल
5/12/2007

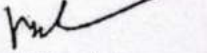



निबंधन विभाग, झारखंड
रांची

Token No.33 Token Date: 04/12/2009 14:03:27
Serial/Deed No./Year :22885/19945/2009
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Ravindra Kumar Singh Father/Husband Name:Late Baleshwar Singh (Power Holder) Garikhana, Kotwali, Ranchi		
8	Neeraj Verma Father/Husband Name:Devendra Prasad (VENDEE) shukla colony, hinoo, ranchi		
9	Vandana Mahto Father/Husband Name:Raju Mahto (VENDEE) Shukla Colony, Hinoo, Ranchi		
10	Kamleshwar Singh Father/Husband Name:Late Suraj Singh (Identifier) jaiprakash nagar, booty road, sadar, ranchi		

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Deed No 22885/19945
Year 2009
Date 04/12/2009 15:28:58


District Sub Registrar


Signature of Operator

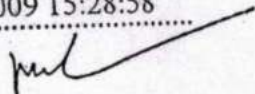


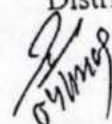
निबंधन विभाग, झारखंड
रांची

Token No.33 Token Date: 04/12/2009 14:03:27
Serial/Deed No./Year :22885/19945/2009
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Manoj Kumar Singh Thro Father/Husband Name:Ravindra Singh (VENDOR) garikhana, kotwali, ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Sanjay Kumar Singh Thro Father/Husband Name:Ravindra Singh (VENDOR) Garikhana, Kotwali, Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Rajesh Kumar Singh Thro Father/Husband Name:Ravindra Singh (VENDOR) Garikhana, Kotwali, Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Sandeep Kumar Singh Thro Father/Husband Name:Bishun Deo Singh (VENDOR) Garikhana, Kotwali, Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Amit Kumar Singh Thro Father/Husband Name:Bishun Deo Singh (VENDOR) Garikhana, Kotwali, Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	Kunal Kumar Singh Thro Father/Husband Name:Bishun Deo Singh (VENDOR) Garikhana, Kotwali, Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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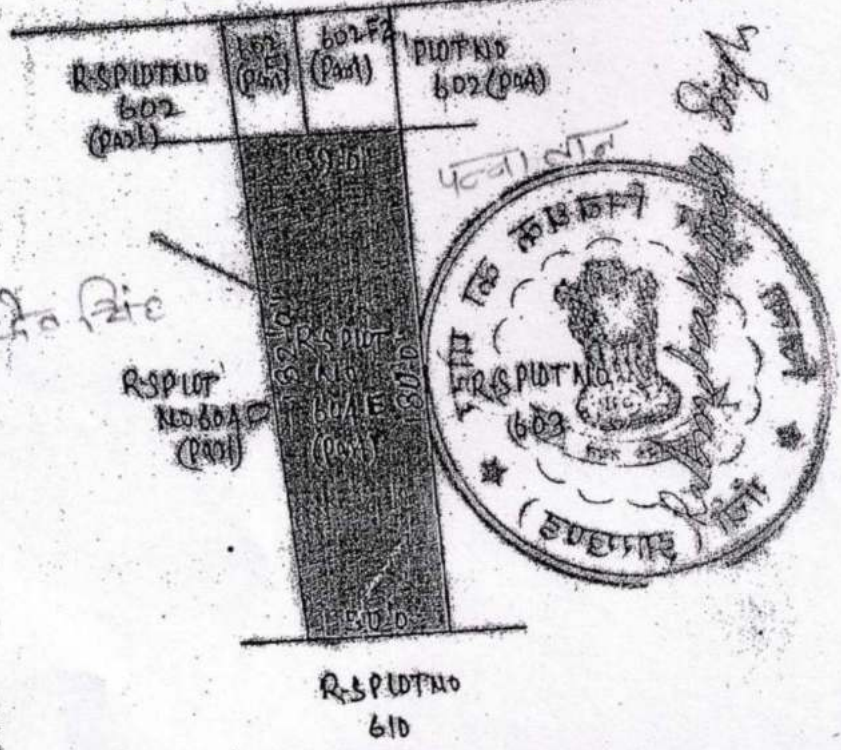

Signature of Operator

N



VILLAGE TUPUDANA
 THANA DHURWA
 THANA NO:- 269
 DIST RANCHI
 RS PLOT NO:- 604
 PART OF PLOT NO:- 604
 AREA: 2 2/2 DECIMAL (more or less)
 AREA SHOWN IN RED WASH

TUPUDANA TO NAMKOM ROAD



RS PLOT NO 610

गिरा 5210

Handwritten signature or initials in the bottom left corner.