

12/05/2018

5520

4745

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R.O.
8/3



RAKESH KUMAR
ADVOCATE
Civil Court, Ranchi

महान विमान ६१ के बहाल तथा आदानावदान
काली एवम् १००१८ को प्रायः २७
१५१ को अत्र १००१८ को प्रायः २३
१५१ को अत्र १००१८ को प्रायः २३
१५१ को अत्र १००१८ को प्रायः २३
१५१ को अत्र १००१८ को प्रायः २३

03DD 576880

रजिस्ट्रार कार्यालय राँची

8-3-10

SALE DEED

प्रायः २०१०
०१/३/१०

THIS DEED OF SALE is made on this the 27th Day of March
Two Thousand Ten of the Christian Era.

BETWEEN

8/3/10

Durga Devi wife of Late Mohan Prasad Vishwakarma by faith
Hindu, by occupation Housewife, resident of Mohallah Church Road,
Ranchi, Police Station Lower Bazar, District Ranchi, (Jharkhand),
Indian Citizen (hereinafter called the VENDOR) of the One Part.
PAN NO AURPD5480D

8-3-10

House
कोरका मन्डल
का प्रकीर्ण
३.०६
1540/Persad

प्रायः २०१०
०१/३/१०

दुर्गा देवी

मुद्रांक ५८०००/-
३.१.२०१०
के मिलाका करतिका के
दिलाना गंगा सेवा-१
का जस-किशन।
०२.३.१०

२०१० २०१० ०२.३.१०
१०० ४१
१०० १८



02-3-10

18 May 2018

154-15
28000/102+5000/1500/106

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दुर्गा देवी
8-3-10



RAKESH RAM
Advocate
Civil Court, Ranchi



8-3-10-101

दुर्गा देवी
निर्णय
30-11-2010
30-11-2010





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03DD 576881

AND

Mohammad Maqsood Alam son of Late Abdul Rauf, by faith Muslim, by occupation Business, resident of Dr. Fatehullah Lane, Main Road, Ranchi, P.S. Lower Bazar, District Ranchi, Jharkhand Indian Citizen (hereinafter called the PURCHASER) of the Second Part. PAN No. ABQPA8024R

The expressions "VENDOR" and "PURCHASER" unless repugnant to or excluded by the context these presents shall mean and include their legal heirs, successors, legal representative and assigns.

WHEREAS, the VENDOR's husband Mohan Prasad Vishwakarma, was the absolute owner and in possession of the property bearing Municipal Survey Plot No. 400, measuring an area of 22 karies and Plot No. 401, measuring an area of 94 karies corresponding to old Municipal Holding No. 231, Chapparbandi Holding No. 779, being Plot No. 1111 and Plot No. 1112 both measuring in total area 116 karies situated at village Konka, Mohalla Church Road, Ward No. V, PS NO 198 PS Lower Bazar, District Ranchi

for 10
for 3
for 10
for 10

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Md Maqsood

5000Rs



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AND WHEREAS the said property was purchased jointly by the VENDOR'S husband and his father Late Baldeo Prasad Vishwakarma by a registered Deed of Sale dated 24.08.1946 which was entered in Book No. 1, Volume No. 23, Pages 548 to 555 bearing Deed No. 540 of the year 1946.

AND WHEREAS on the death of the said Baldeo Prasad Vishwakarma his share in the aforesaid property was jointly inherited by the VENDOR's husband alongwith his brothers and sisters namely (1) Birju Prasad Vishwakarma (2) Sheonath Prasad Vishwakarma (3) Shanti Devi (4) Shakat Devi and (5) Madusi Devi.

AND WHEREAS with a view to avoid future dispute, the VENDOR's husband and his aforesaid brother and sister amicably partitioned the aforesaid property besides other property of Late Baldeo Prasad Vishwakarma, the entire aforesaid property was

Mr. Magsood.



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allotted to the VENDOR's husband and the VENDOR is in the peaccfull possession of the same ever since then without any let or hindrance from anybody whomsoever.

AND WHEREAS the name of VENDOR's husband has been mutated in respect of his share in the State of Bihar now Jharkhand through Circle Officer, Town Anchal, Ranchi as well as in the office of the Municipal Corporation.

AND WHEREAS VENDOR's husband earlier on 4th August, 1994 sold 05 kathas of land out of 7.25 kathas land by a registered deed of sale in three registered deed to Nasima Khatoon wife of Mohammad Sultan and two others.

AND WHEREAS after the death of Mohan Prasad Vishwakarma the husband of VENDOR. The VENDOR has inherited the aforesaid property and acquired perfect, right, title, interest and possession of the same.

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AND WHEREAS the VENDOR offered to sale remaining portion of property measuring an area of 2¼ kathas of land with house for a total consideration of Rs. 7,00,000/- (Rupees seven Lacs) only and the PURCHASER agreed to purchase the property morefully described in the schedule below and shown in red wash in the map attached with the deed on the same price free from all encumbrances on terms and conditions set-out hereinafter.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the said agreement and total consideration of Rs. 7,00,000/- (Rupees Seven Lacs) only paid by the PURCHASER to the VENDOR the receipt of which amount the VENDOR does hereby acknowledged and discharged the PURCHASER from the same price the VENDOR does hereby convey assign transfer and well upto and to the PURCHASER the

Mr. Magsood



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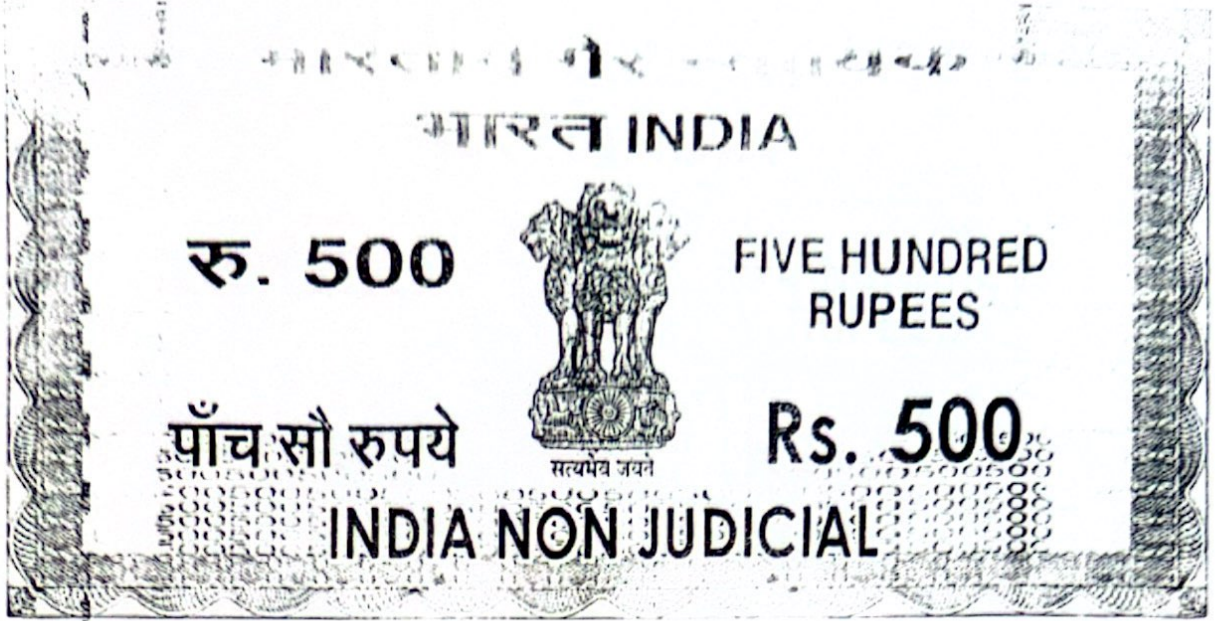
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Land and House premises fully and particularly described in the schedule annexed and shown in RED wash in the sketch map attached hereto as part of the purchase deed, together with right, title, interest of fact issues, advantages easement and all other incident appertaining wherein.

TO HAVE AND TO HOLD the absolutely and forever and the PURCHASER is not given in full and effective possession and the VENDOR undertakes to give the purchase in full effective possession of the property of the schedule below within six months from the date of these presents that the VENDOR has not done preferred or committed any act, deed matter or thing by reason whereof the land and house conveyed by these presents has been charged mortgage, hypothecated gift or any manner alienated or encumbrance whether in title.

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AND that the VENDORS does hereby covenant with the PURCHASER that if any time here to the PURCHASER suffer any loss or damage due to the defect of the VENDORS, title to or her possession over the land subject of these presents, the VENDOR will be liable to good of loss, that the PURCHASER may suffer due to such defect in title of possession.

AND THAT the VENDOR hereby covenant with the PURCHASERS that the PURCHASER shall have all the rights, to be enjoy the property in any manner he likes without any hindrance of claim either by the VENDORS or person claiming through or under them. The PURCHASER shall also be entitled to get his name mutated in the Govt. Record, Revenue Record.

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BE IT FURTHER KNOWN THAT no objection will over by raised by the said VENDOR or by person or persons claiming under them in the said PURCHASER acquiring the property in any manner covenant to her or transferring it to any at their pleasure. It is also hereby, agreed that the PURCHASER shall possess absolute permanent rights on the land and house.

That the total consideration for sell and transfer of the property described in schedule below has been agreed at Rs. 7,00,000/- (Rupees Seven Lacs) only between the VENDOR and the PURCHASER but the valuation of the said property has been assessed by the registration authority for registration of sale deed at Rs. 14,24,000/- (Rupees Fourteen Lacs Twenty Four Thousand) only.

M. Haysard



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SCHEDULE

All that piece and parcel of land with old structure being its M.S. Plot No. 200 and 201, measuring an area of 2¼ katha more or less (3.72 decimals) more or less old Holding No. 231, Now Holding No. 47, Chapparbandi Holding No. 779, being Plot No. 1111 and 1112 situated at village Konka, Mohalla Church Road, Ward No. V, New Ward No. 14/15, Thana No. 198, P.S. Lower Bazar, District Ranchi, butted and bounded as follows :-

North : Karbala Chowk Road, (Church Road)
South : Land of Naseema Khatoon
East : Vacant Land
West : Sarat Babu Lane

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CERTIFICATE

It is certified that the above referred schedule premises is not a tribal land. It is got acquired by the Government or for Government on Non-Government, armed forces or any other purpose. It is not a forest land nor a land or C.C.L, B.C.C.L., There is no any temple, mosque and Church on the land nor is it used as Sarna Hargari.

DESCRIPTION OF THE LAND WITH HOUSE

1. Whether kuchha or concrete : Pucca
2. If, concrete whether titled or cemented:
3. Nature of Floors : 1st floor
4. The carpet area out of the total floor plainth area :
5. Year of Construction : 1967
6. Hygiene of Building, quality of electrical and other things : ordinary
7. Residential, Commercial or Industrial area, where the building is constructed. : Residential
8. If on rent, annual rent of the building: NA
value of the Pucca house 200 sq. ft.
@ 1540/- sq. ft. : Rs. 3,08,000/- ✓
value of the land : Rs. 11,16,000/- ✓
Total : Rs. 14,24,000/-

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MEMO OF CONSIDERATION

Paid to the VENDOR by the PURCHASER the full consideration amount of Rs. 7,00,000/- (Rupees Seven Lacs Only) details are given below.

<u>Sl.No.</u>	<u>Rupees</u>	<u>Cheque/DD No.</u>	<u>Date</u>	<u>Bank</u>
1.	2,50,000/-	405313	05.03.2010	Oriental Bank of Commerce
2.	2,50,000/-	405312	05.03.2010	Oriental Bank of Commerce
3.	2,00,000/-	Cash	05.03.2010	


Total 7,00,000/- (Rupees Seven Lacs only)

IN WITNESS WHEREOF the VENDOR and the PURCHASER have put their signature in presence of the witnesses on the day, month and year written first hereinabove दुर्गा देवी

WITNESSES :

VENDOR

1. Risshawari
08-03-10
PUNDAG, LALA LAJPATRAI
NAGAR RANCHI


Thumb Fore Middle Ring Little
Finger Finger Finger Finger Finger

2. पुनजीतम प्रसाद
08-03-2010
द्वि-द्व पिडी
रांची

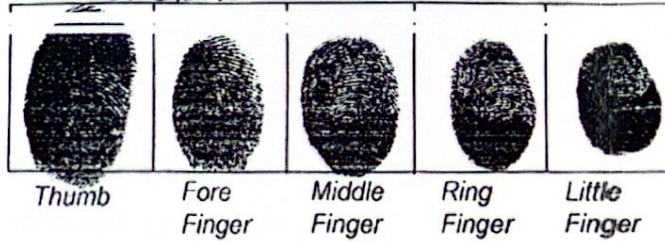
M8. Mag Sood.

M. Magsood.
Signature of the Purchaser



M. Magsood.
09/03/2010

i Ram
Abate
Civil Ranch



Certified that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the sale deed have been taken before me.

Typed By : Rizwi Hassan

Dated By :

(M. Magsood)

RAKESH K. M.
Abate
Civil Ranch

M. Magsood.

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

Token No: 190

Token Date/Time 08/03/2010 16:22:01

Document Type	Sale Deed	Presenter	Durga Devi	Date of Entry	08/03/2010
Presenter Name & Address	Church Road, Lower Bazar, Ranchi			Total Pages	30
Stampable Doc Value	1424000	DOE		Book	1
Document Value	1424000	Stamp Value	58000	CNO/PNO	
Special Type		Serial No.			

Remarks / Other Details

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Ranchi Shahar	209	18	Konka / Church road ka bhag		400	MSP	779	MR_RES	1.86 Decimal	558000
Ranchi Shahar	209	18	Konka / Church road ka bhag		401	MSP	779	MR_RES	1.86 Decimal	558000

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
MR_PAKKA	198		Konka / Church road ka bhag	Ranchi	200	1540 Sq. Ft	308000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Durga Devi	Late Mohan Prasad Vishwakarma	H Wife	Other	Auepd5480i	church road, lower bazar, ranchi
2	VENDEE	Mohammad Maqsood Alam	Late Abdul Rauf	Business	Other	Abqpa8024r	dr. fatehullah lane, main road, lower bazar, ranchi
3	Identifier	Pradheep Kumar Bishwakarma	Late Chhote Lal Bishwakarma	Advocate	Other	Not Req	PUNDAG, LALA LAJPATH RAI NAGAR, RANCHI

Fee Details:

1	A1	14,240.00
2	SP	450.00
Total		14,690.00

दुर्गा देवी

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

परिचय

निवासी

दुर्गा देवी
प्रदीप कुमार विश्वकर्मा
पुनदाग

पिता

पेशा

दीपे लाल विश्वकर्मा
वकालत

ने की।

निबंधन प्रदाधिकारी का हस्ताक्षर



Pradheep Kumar Vishwakarma
दुर्गा देवी

<http://172.16.20.229/jars/reg/prndetails.aspx?deedid=178784>

M. Magsood.

3/8/2010









निबंधन विभाग, झारखंड
रांची


Token No.190 Token Date: 08/03/2010 16:22:01

Serial/Deed No./Year :5520/4745/2010

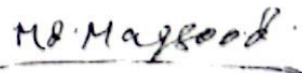
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Durga Devi Father/Husband Name:Late Mohan Prasad Vishwakarma (VENDOR) church road, lower bazar, ranchi		
2	Mohammad Maqsood Alam Father/Husband Name:Late Abdul Rauf (VENDEE) dr. fatehullah lane, main road, lower bazar, ranchi		
3	Pradeep Kumar Bishwakarma Father/Husband Name:Late Chhote Lal Bishwakarma (Identifier) PUNDAG, LALA LAJPATH RAI NAGAR, RANCHI		

Volume 196
Page 137 To 166
Deed No 5520/4745
Year 2010
Date 08/03/2010 17:51:08


District Sub Registrar

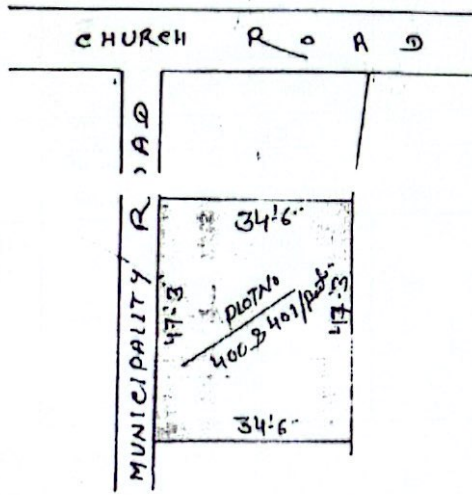
Signature of Operator



MAP OF RANCHI MUNICIPALITY
 (OLD) WARD No. 5 (NEW) WARD No. 14/15
 HOLDING No. 231 (OLD)
 HOLDING No. 47 (NEW)
 VILLAGE: KONKA
 THANA No. 198
 THANA: LOWERBAZAR
 DIST: RANCHI
 M.S. PLOT No. 4008401
 SUB PLOT No. 4008401/PART
 AREA SHOWN IN RED WASH

AREA
 K. CH
 02 - 04

(more or less)



दुर्गा देवी

Handwritten signature/initials

MR. Maghsood

शहर कोनका 198 मो० भकसूद आलभ		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1108	KM 1560, KM 1561, MS 400, MS 401	2.25 एकड़ 0 एकड़ 0 एकड़

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
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जोत का सालाना मांग भय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावती)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मीजान	24.50					24.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावती)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकात					2.00	
मीजान अदायकारी					24.50	

(1) मीजान कुल (लफजों में) : Twenty Four Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 02-07-2024

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्राची की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान |