

3697 Sale Value 45000/- f.s. Bross. N/A 3059



F13
20/4/10

(14)



E.K. Pragasht
Advocate
Civil Court, JSR.

05AA 220378



Chhotu Gope
20.4.10

Shop 18000/-

23

" SALE DEED "

Valued Rs. 4,50,000/-

20/4/10

fee paid
to 45000/-
L.H.B. 2.50
f.f. 0.50

THIS SALE DEED is made on this the 20th day of April 2010 at Jamshedpur: B Y : MR. CHHOTU GOPE, son of Late Dhanu Gope, by faith Hindu, by Nationality Indian by occupation cultivation, resident of Murakati within P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, hereinafter called the " VENDOR " (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

दस्तावेज का
संसाधार



Paid: Nitu Singh of JSB
 for Sale deed
 Rs. 18000/-
 16/4/2010
 JSB



ATTESTED
 P. K. B.
 Advo
 Civil Co.



Chituyape

20-4-10

श्री दौड़ गोप मात एवं चक गोप
 दुखारि, चाना विरहागरी
 20/4/10
 जमशेदपुर



20/4/10

5000Rs.



71001

Chhogepe
20.4.10

:: 2 ::

IN FAVOUR OF

MRS. NITU SINGH, Wife of Mr. Sarej Kumar Singh, by Faith Hindu, by Nationality Indian, by occupation Household Affairs, resident of 19, Sankh Road, Old Baridih within P.S. Sidhgera, Town Jamshedpur, District East Singhbhum hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

Witnesseth as follows:-



For Nitya Singh of 250
for Sale deed
Rs 18000/-
16/4/2010
Township

000815/01



26/4/10



:: 3 ::

Chhatu Gope
20.4.10

Murakati, Survey Ward No 17, JNAC, has been recorded in the recent survey settlement operation in the names of Yugal Kishore Gope, Divakar Gope both sons of Ganesh Gope (having one share) Chhatu Gope son of Dhanu Gope (having one share) of Murakati; And

Whereas in the remarks column of the aforesaid Khatian, the Plot Nos 1451 and other plots have been shown in the exclusive possession of Chhatu Gope; And

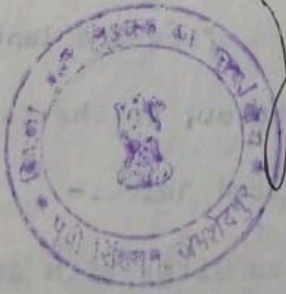
Whereas the said Chhatu Gope (Present Vendor) is in peaceful possession of the said land mentioned under Khata No 40 being Plot Nos: 1451 and other Plots of Mouza Murakati, Ward No 17, JNAC, as the lawful owner thereof; And

47



Nitesh Singh of Mr
Sale deed
18000/-
16/4/10

001092



20/4/10

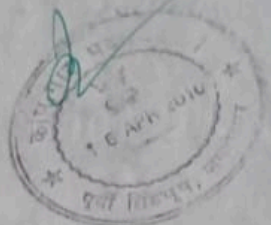


:: 4 ::

U. K. Gope
20.4.10

Whereas Vender is in need of money for this personal emergent expenses as such Vender has decided to sell the land measuring Four Kathas in Portion of Present Plot No 1451 under Khata No 40 of Mouza Murakati, Survey Ward No 17, JNAC, Thana No 1199 within P.S. Birsanagar Town Jamshedpur, District East Singhbhum, more fully described in the schedule below, to the present purchaser on total consideration of Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand) only and for which the Venders and the Purchaser both entered into an Agreement for sale; A n d

Whereas at the time of agreement the Purchaser has paid a sum of Rs. 50,000/- (Rupees Fifty Thousand) only

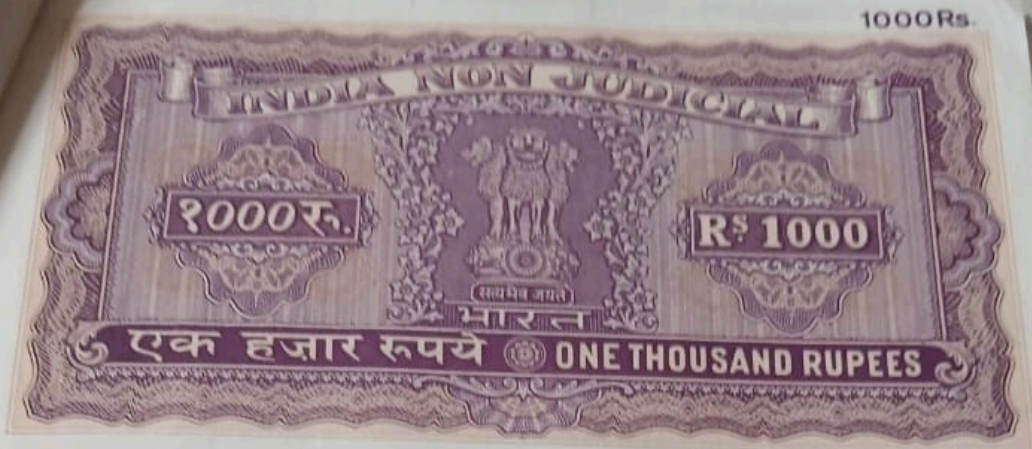


Handwritten notes: Nitu Singh of 287, Int. Sale deed, Rs. 180000, 16/4/2010

001090



Handwritten signature: 20/4/10



::5 ::

Chhigope
01.4.10

to the Vender the receipt of which sum the Vender has already admitted; And

Whereas an receipt of balance consideration amount the Vender has agreed to execute sale deed in favour of the Purchaser, for the aforesaid land more fully described in the schedule below, on the following terms and conditions as stated below:-

Now this Sale Deed Witnesseth as follows:-

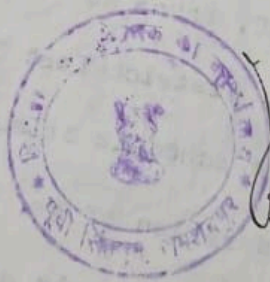
- 1) That in consideration of a sum of Rs.2,20,000/- (Rupees Two Lakhs twenty Thousand)only paid by the Purchaser to theVender the receipt of which sum the Vender hereby admits and acknowledges as full,final and



Nitu Singh of 20
for Sale deed
Rs 18000
16/4/2010

1901091

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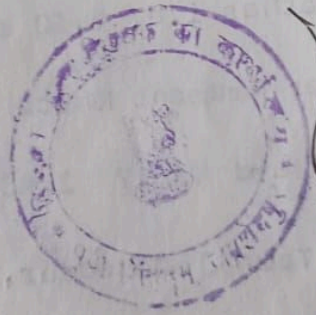
20/4/10

:: 6 :::

Chhote Gope
20.4.10

the highest consideration amount against the sale of the schedule below land the Vender has conveyed and transferred by way of sale the schedule below land with all his rights, title, interest, possession, easements and appurtenances thereto in favour of the purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vender or any other person or persons claiming under the vender.

- 2) That the Vender has delivered the peaceful possession of schedule below land to the purchaser, absolutely free from encumbrances, liens or charges of any kind whatsoever.
- 3) That from today all rights, title and interest of the vender over the schedule below land vested completely with the purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
- 4) That the purchaser shall be at liberty to get her name mutated in the records of Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.



Handwritten signature and date: 20/4/10

Chattergope
20.4.10
:: 7 ::

- 5) That the Vender has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.
- 6) That as per order of Deputy Commissioner East Singhbhum the stamp duty has been paid on Value of Rs.4,50,000/-
- 7) That the Vender has handed over the all relevant documents, in connection with the schedule below land, to the purchaser.

" SCHEDULE "

All that Piece and Parcel of Raiyati Homestead land measuring Four Kathas i.e. 6.60 dec. in Partion of Present Plot No 1451 under Present Khata No40 situated at Mouza Murakati, Survey Ward No 17 JNAC, Thana No 1199 within P.S. Birsanagar, Town Jamshedpur, District East Singhbhum Dist.Sub-registry office at Jamshedpur which is bounded as follows: -



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20.4.10
:: 8 ::

North :- Plot Nos 261 and 299

South :- 12' Ft. wide Road

East :- Part of Plot No 1451

West :- Part of Plot Nos 261 and 1451

Annual rental of Rs. 1/- only payable to the Circle
Officer at Jamshedpur.

Area transferred has been shown in red colour in the
sketch map attached herewith which forms part of this
sale deed.

The above schedule land is situated on Branch Road.

In Witness Whereof the Vendor has signed this sale deed
today at Jamshedpur on the date aforementioned.

Witnesses:-

1) Ramesh Agrawal
20/4/2010

2) Arjun Kumar Singh
20/4/2010

3) D.B. Agrawal
20/4/2010

Drafted, read over and explained the contents of this

sale deed to the Executant/Vendor in Hindi who found and
admitted the same to be true and correct.

Typed by

Md. Umar, Jsr. Court

Advocate
20/4/10

Chhagore
20.11.10

:: 9 ::

NAME OF THE PURCHASER:-

MRS. NITU SINGH



ATTESTED
20/11/10
Adv.
CIVIL CO.



Nitu Singh

Signature and finger print of left hand
of the Purchaser above named.

certified that the finger Print of Left hand of
each person whose Photograph is affixed
in this document have been obtained by me
at before me

Adv.
20/11/10
Adv.



Handwritten signature and date: 20/11/10

Person whose photograph is affixed to this document has been identified by the...



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

Page 1 of 1

Token No: 13
 Document Type: Sale Deed
 Presenter Name & Address: Murakati, Ps. Birsanagar, Jsr
 Stampable Doc. Value: 450000
 Document Value: 450000
 Special Type:
 Remarks / Other Details:
 Token Date/Time: 20/04/2010 12:17:06
 Presenter: Chhotu Gope
 Date of Entry: 20/04/2010
 Total Pages: 24
 Book: 1
 CNO/PHO:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1199	17	MURAKATI	40	1451			OR RES	6.6 Decimal	435500

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	Chhotu Gope	Late Dhanu Gope	Cultivation	Other		Murakati, Ps. Birsanagar, Jsr
2	VENDEE	Nifu Singh	Saroj Kumar Singh	Household Affairs	Other		19, Sankh Road, Old Baridih, Ps. Sidhgora, Jsr
3	Identifier	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr
4	Witness1	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr
5	Witness2	Dinbandhu Agarwal	Late R. K. Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,500.00
4	SP	360.00
Total		4,863.44

Chhotu Gope

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

वे 2 सी प

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी *रमेश अग्रवाल* पिता *एच. बी. एल. अग्रवाल*

पहचान..... पेशा.....ने की।


कालीडीह

व्यापक


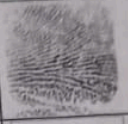


निबंधन प्रदाधिकारी का हस्ताक्षर

20/4/10




निबंधन विभाग, झारखंड
जमशेदपुर

Token No.13 Token Date: 20/04/2010 12:17:06
 Serial/Deed No./Year :3697/3059/2010
 Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Chhotu Gope Father/Husband Name:Late Dhanu Gope (VENDOR) Murakati, Ps. Birsanagar, Jsr		
2	Nitu Singh Father/Husband Name:Saroj Kumar Singh (VENDEE) 19, Sankh Road, Old Baridih, Ps. Sidhgora, Jsr	x	x
3	Ramesh Agarwal Father/Husband Name:Late B.L. Agarwal (Identifier) 196, Kasidih, Sakchi,Jsr		
4	Ramesh Agarwal Father/Husband Name:Late B.L. Agarwal (Witness1) 196, Kasidih, Sakchi,Jsr	x	x
5	Dinbandhu Agarwal Father/Husband Name:Late R. K. Agarwal (Witness2) 196, Kasidih, Sakchi,Jsr	x	x

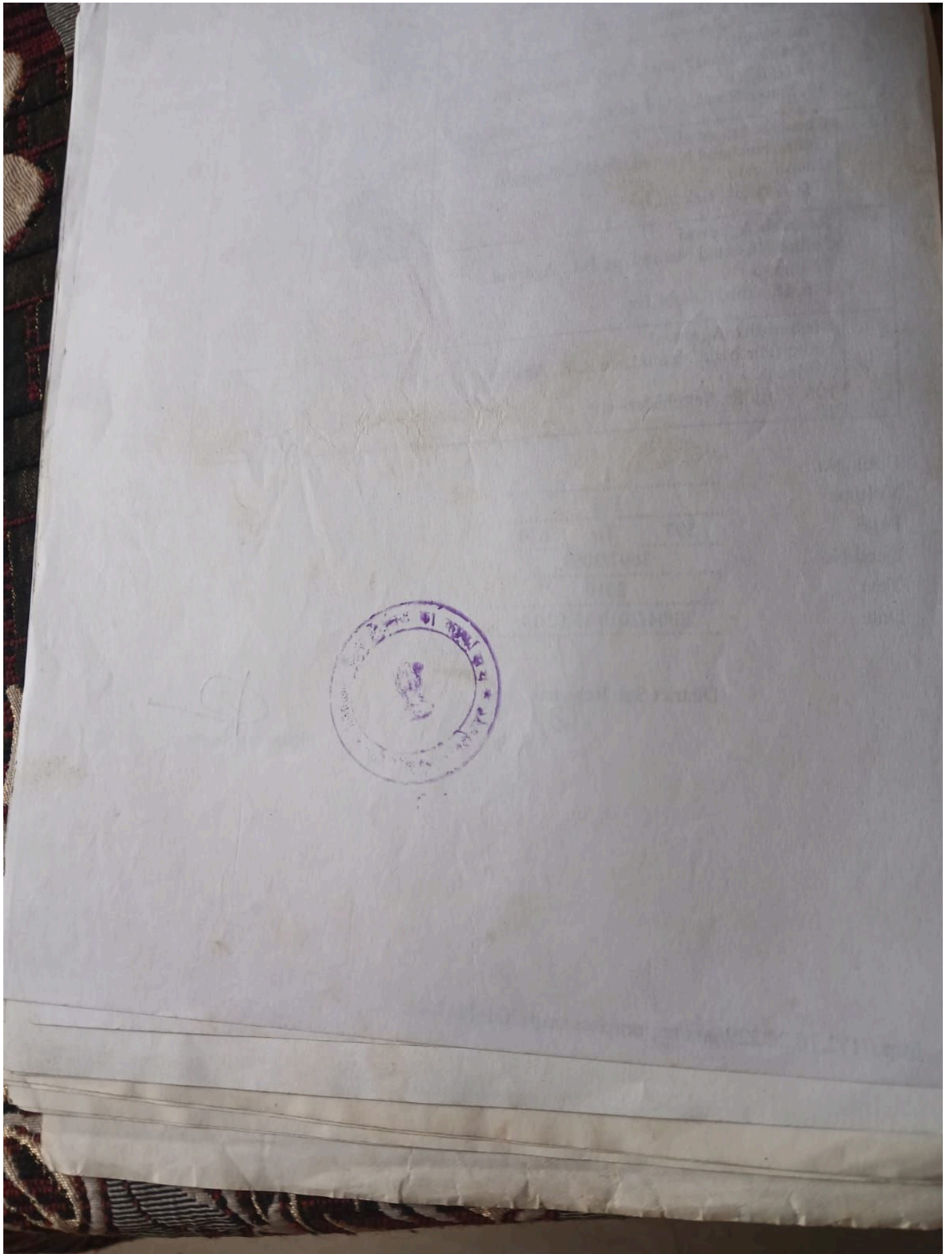
Book No. I
 Volume 112
 Page 597 To 620
 Deed No 3697/3059
 Year 2010
 Date 20/04/2010 13:02:14

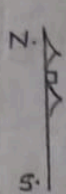
District Sub Registrar

Handwritten signature and date: 20/4/10

Signature of Operator

Handwritten signature of Operator





JAMSHEDPUR NOTIFIED AREA
 WARD NO. 17 SHEET NO. 1, 2 AND 3
 REV. THANA GHATSHILA
 DIST. SINGHBHUM
 SCALE 1 C.M. = 20 METER
 YEAR 1988-89 A.D.

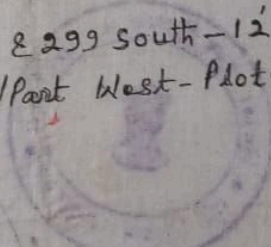


INDEX :-
 Purch. - Nitu Singh w/o Saroj Kr Singh

Khata no	Plot no	Area
A0	1451/Part	B.K.D. 0.04.00 - - ■

Boundary

North - Plot no 261 & 299 South - 12' Wide Road
 East - Plot no 1451/Part West - Plot no 261 & 1451/Part



PAYMENT WAS SUCCESSFUL

Whiteyope
 20/4/10

AMOUNT : 646.80

...ame_pay/payment_success.aspx?uid=c585e85d35c39ec33bce553e1a3e260d&wid=ec6bc87e4b5ce2fa28308fd



राजस्व, निबधन एव भूमि सुधार विभाग

Home



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पंजी # विवरण

Go Back

विवरण

भाग वर्तमान	: 2	पृष्ठ संख्या	: 68
जिला का नाम	: पूर्वी सिंहभूम	अनुमंडल नाम	: धानभूम
अंचल का नाम	: जमशेदपुर	हलका का नाम	: हल्का-8
मौजा का नाम	: मुराकाटी	होलिडग संख्या	: 6
थाना नाम	: घाटछिना	थाना नंबर	: 1199
तौजी संख्या	: 1	इस्टेट का नाम	: JHARKHAND
खाता का प्रकार	: रैयती		
रैयत का नाम	: क्रम सं.	रैयत का नाम	जाति निवासी
	1.	Nitu Singh पति - Saroj Kumar Singh	अज्ञात Baridih

Payment Success

Payment Success



PAYMENT WAS SUCCESSFUL

DATE : 21, June 2019

REFERENCE NO : LR0000716101958

AMOUNT : 646.80

https://jharbhoomi.nic.in/rent/citizen/online_pay/payment_success.aspx?uid=c585e85d35c39ec33bce553e1a3e260d&wid=e0db087e4b5ce2f

Schedule SP, N.S. Form No. V-40
CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT
 District : East Singhbhum Sub Division : Dhalbhum Circle/Ancchal : Janshedpur Halka : X
 Name of State : Jharkhand Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khatia No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges effected by Mutation	Date of Correction of the Halkas Register by the karmachari	Remarks
1	2	3	4	5	6	7	8	9	10
	1410 2014-15	मुसकादी	घाटशिला 1199	6 1-4	अंचल अधिकारी जमशेदपुर 21.02.2015	निबंधित बिक्री केवाला संख्या 3059 दिनांक 20.04.2010	पूर्व जमाबंदी रैयत - धनु गौड़, पिता राखाल गौड़ खता नं० प्लॉट नं० सा10-ह10 सा10-ह10 6- 4157-1451 0.066 ए० रकबा		



Forwarded to the karmachari, Halka No. X
 श्री अरुण लाल

For Information and necessary action

Anchal Adhikari,
 Janshedpur
 21/02/15

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद

V

Sch XIV F. No. 180V

जिला का नाम सुपुल
अनुमण्डल का नाम बालरुद्र
अंचल का नाम जमशेदपुर
मौजा धुरासरा
थाना व/थाना नम्बर 1199

रसीद क्रमांक JH 12 A011696
रेयत का नाम सुपुल
पिता का नाम
जमाबन्दी नम्बर 501-29-68

खाता संख्या <u>6</u>	खेसरा संख्या <u>4157</u>	रकबा (एकड़ में) <u>0.66 '0</u>
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जोत की सालाना मांग एवं मांग का विवरण (बंकाया एवं हाल) चालू वर्ष का

मांग हाल	वार्षिक	बंकाया				विगत वर्ष
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
लगान	<u>66-00</u>				<u>15-11</u>	
सेस	<u>95-70</u>				<u>66-00</u>	
*ब्याज					<u>95-70</u>	
विविध						
योग	<u>161-70</u>				<u>161-70</u>	

भुगतान का विवरण

अदायगी	बंकाया				हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	<u>15-16</u>	
लगान					<u>66-00</u>	
सेस					<u>95-70</u>	
*ब्याज						
विविध						
योग					<u>161-70</u>	<u>161-70</u>

- कुल योग शब्दों में
- नाम अदाकर्ता
- कुल बंकाया

रक 66 रु 00 पान 022 रु

(हल्का कर्मचारी)
हस्ताक्षर एवं दिनांक

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

SPL/2013