

9/3/31

296

2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Thana			Thana Number			Name of Landholder			Name of Landholder			Name of Landholder			
Thana			Thana Number			Name of Landholder			Name of Landholder			Name of Landholder			
9.10.21	9.10.21					3196	21	3. 21. 21	31	3		0.96		0.96	X
						3197	22	3. 21. 21	31	2		0.98		0.98	X
						3198	23	3. 21. 21	31	9		0.20		0.20	
						3199	24	3. 21. 21	31	3		0.69		0.69	X
						3200	25	3. 21. 21	31	2		9.2		9.2	
						3201	26	3. 21. 21	31	1		0.22		0.22	X
						3202	27	3. 21. 21	31	3		0.29		0.29	
						3203	28	3. 21. 21	31	9		0.21		0.21	X
						3204	29	3. 21. 21	31	8		0.24		0.24	X

Page 5

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R.O
16/1

Sl. No. 2
15/11/07



विशेष नोट २१ के जारीत १३-०९-०६ नासपुर
कारण १६ १०४ के जा. ४-६-०६ के
अधीन १३/११/०७ ११/११/०७
१९५९ से १९६० तक
१९६० से १९६१ तक २३
१९६१ से १९६२ तक २३
१९६२ से १९६३ तक २३
१९६३ से १९६४ तक २३

विशेष परामर्शकार (२३/११/०७) : शारदा
१६-१-०७

Thumb
Index Middle Ring Little
Athay In. SA
15/11/07

R. B. MAHTO
19.6.06
23/11/07 0337836
03-04

This Deed of Sale is made on this the 15th day of JAN. 2007 (Two thousand Seven).

BETWEEN

JHUBLA MAHTO Son of Late Dwarika Mahto, by faith Hindu, by Caste - Kumhar, by occupation - Cultivation resident of Village - Boreya, P.S. - Kanke, Dist. - Ranchi, Jharkhand, herein after called the VENDOR of the ONE PART,

Contd. 2nd



[2]

through his Power of Attorney Holder **ABHAY KUMAR SINGH** son of Sri Surendra Prasad Singh by faith Hinud, by Caste - Rajput, by occupation - Business, resident of KUSUM VIHAR, Morabadi, Dist. - Ranchi (Jharkhand) under Regd. Power of Attorney No. Book-IV-1775, dated 12.10.2006, Dist. - Sub-Registrar, Ranchi.

AND

SANJEEV MOHAN SINHA son of Late Shyam Mohan Sinha, by faith - Hindu, resident of Qtr. No.-117, Nigahi Colony, P.O.+P.S.- Nigahi, Dist. - Sindhi (M.P.) herein after called the PURCHASER of the OTHER PART.

The expression VENDOR and PURCHASER shall unless the context otherwise requires include their respective heirs, successors, executors administrators, representatives and assigns.

WHEREAS the land being R.S. Plot No. 2048 under khata no. 217 area 19 decimils of Village Boreya, P.S. - Ranchi, now Kanke, Thana No. - 185, District - Ranchi was purchased by VENDOR'S father Dwarika Mahto vide Regd. Sale Deed No. 652, dated 25.01.1961 along with others plots from Harindra Narayan Tiwari.

AND WHEREAS Dwarika Mahto died leaving behind five sons namely Jhari Mahto, Jhubla Mahto, Chamra Mahto, Karma Mahto and Bhaiya Ram Mahto.

Contd. 3rd

Atty. Abhay Kumar Singh
17/1/07
Thumb
Index
Middle
Ring
Little



[3]

AND WHEREAS after death of Dwarika Mahto, his sons came in peaceful physical possession over the land and as per family partition between all brothers the above land allotted in the share of Jhubla Mahto, VENDOR of this Sale Deed.

AND WHEREAS after Partition VENDOR Came in Peaceful Physical Possession over the land and Paying rent to the State of Bihar now Jharkhand through Anchal office, Kanke, Ranchi.

AND WHEREAS being in need of money to fulfil legal necessity for family and other business the VENDOR approached to the PURCHASER for sale the land, PURCHASER, agreed to Purchased 5 (Five) decimils of land more fully described in the Schedule below.

NOW THIS DEED OF SALE WITNESSETH as follows :-

1. That in pursuance of the said agreement and in consideration of the said sum of Rs. 1,05,000/- (Rupees One lakh Five thousand) only paid by the PURCHASER as mentioned in the memo of consideration below in full and final settlement of the price, the receipt whereof the VENDOR does hereunder admit, acknowledge and confirm and from the same acquit, release and discharge the Purchaser and the said property VENDOR as the absolute owner does hereby freely and voluntarily and

Contd. 4th

Attorney Mr. Singh
15/11/07

Thru Subar middle copy of title



[4]

of her own accord and free will without any coercion, intimidation or undue influence from any one whosoever, grant, transfer, convey, sell assure and assign the said property measuring 5 (Five) decimils more or less fully described in the schedule hereunder and particularly depicted and delineated in RED WASH in the sketch map annexed hereto forming part of these presents, UNTO and to the PURCHASER free from all encumbrances, charges and demands whatsoever together with all right, title, interest, possession, claims and demand whatsoever of this VENDOR in the said property and also the easements, passages, path, light, water, water sources and other privileges and benefits appertaining to the said property or any part thereof TO HAVE AND TO HOLD the same absolutely and for ever.

2. And that the VENDOR does hereby and hereunder covenant that they the VENDOR now has in his good right, complete title and absolute authority to convey the said property hereby conveyed to the PURCHASER in the manner aforesaid.
3. And that the PURCHASER shall hereafter peaceably hold, use and enjoy the said property as his own chattel and property with all rights, liberties, privileges and easements whatsoever belonging to the said property

Contd. 5th

Indee Kishore Singh
 Mr. Singh
 20/11/15
 15/10/07
 Thub



159968

[5]

without any let or hindrances, interruptions, claims or demands by or from the VENDOR or any other person who so ever.

4. And that the VENDOR and all persons claiming under him shall and will from time to time upon the request and at the cost of the PURCHASER do and execute or cause to be done and execute all such acts, deeds and things, whatsoever for further and more fully assuring the said property and every part thereof and placing the PURCHASER or persons claiming under him in possession of the same according to the true intent, purposes and meaning of these presents.

5. And that the Property hereby sold and transferred is free from all encumbrances and that the VENDOR has not done, executed or performed nor suffered anything to the contrary whereby the said property or any part thereof may in any way be affected or prejudiced in title or estate.

6. And that the VENDOR has on this day put the PURCHASER in vacant possession of the said property hereby sold and demised.

7. And that the PURCHASER may get his name mutata in the Revenue Records of the State Government in the Anchal Office, Kanke, Ranchi

Contd. 6th

20/11/51
Mr. M. S. Singh
By Mr. M. S. Singh
Thiruko Indrapur Middle Ring Khajuri

[Handwritten signature]



झारखण्ड JHARKHAND

159967

[6]

and elsewhere wherever required and shall henceforth be liable to pay rents and taxes directly to all such authorities.

SCHEDULE

All that piece and parcel of land being R.S. Plot No. 2048 under Khata No. - 217, Area - 5 (Five) decimils more or less of village Boreya, P.S. - Ranchi Now Kanke, Thana No. - 185, Dist. - Rañchi, Jharkhand, Particularly delineated in RED-WASH in the map annexed herewith marked as sub plot no. 2048/190.

BOUNDED AND BUTTED

North : Sub Plot No. 2048/192
South : Sub Plot No. 2048/188
East : 30' wide proposed road.
West : Sub Plot No. 2048/189

MEMO OF CONSIDERATION

Being full & final amount of Rupess 1,05,000/- (Rupees One lakh Five thousand only) paid to the VENDOR within named by the PURCHASER vide D.D. No. 262624 State Bank of India, Morba Branch.

Contd. 7th

70/1/185
Little Boreya W. S. S. P.
Thumb Index Middle Ring

U i

[7]

Certified that the land hereby sold and transfer is agriculture land as per R.R.D.A. vide letter No. 776 Dt. 19/6/06

Certified that the Schedule land does not come under the Government land the Schedule land has not been acquired by the Government for military or civilian purpose nor the Bhoodan as well as it is out of forest land and BCCL or ECCL land.

And it is also certified that this land is not under Adibasi records of right or comes under the purview of Urban Land Ceiling Act or under Maath, Mosque, Temple or Church, Sarna, Hargari, Pahnai, Land Scam and Fodder Scam.

In WITNESSES WHEREOF the VENDOR has set and subscribed his hand to these presents the day, month and year first above written.

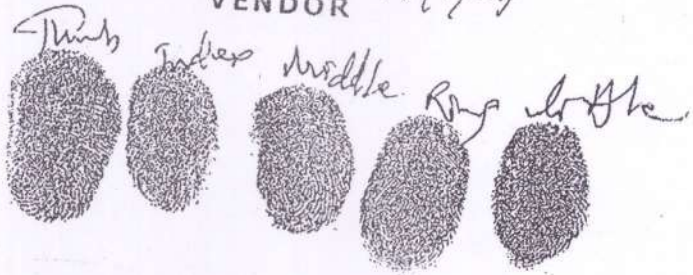
Witnesses :

1. *पारिता कृष्ण मेहता*
15/11/07

2. *Vinay Kumar*
15/11/07

Attest No. 5/4
VENDOR 15/11/07

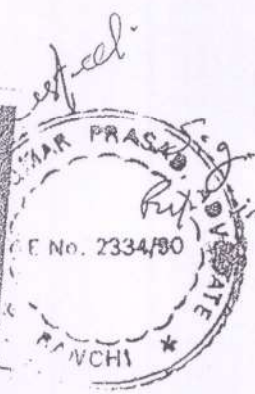
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Drafted by *Preem Kumar Sd.*

Typed by *Pawan*

13



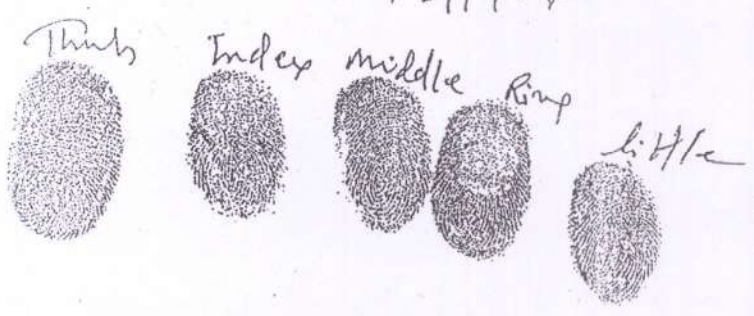
Sanjeev Mohan Sinha

add finger prints
in my presence
S. K. Prasad.
15/11/07

Sanjeev Mohan Sinha
15/11/07



Abhay K. S. J.
15/11/07



Handwritten signature

ORIGINAL

खाना नम्बर, कान्के

AGE- BOREYA. THANA NO - 185. Scale - 1/4=60मी

A-KANKE. DIST-RANCHI. KHATA NO - 217 पत्र (नियम 197)

PLAT NO - 2048. SUB PLAT NO - 2048/190. AREA - 5 Decimals. OR 3/4000

RED SHOWN IN RED WASH

प्रस्तुतकर्ता:

Power Holder

Morabadi Ranchi प्रस्तुत करने की तिथि:

16/01/2007

खाना नम्बर SUB PLAT NO - 192

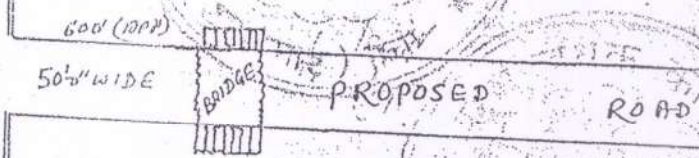
60x60
2048/190
50
60x60

SUB PLAT NO - 188

200
190
300 (APP)
300" WIDE PROPOSED ROAD NO - 5

रकबत
मीणा/सोहरला
Bodeya
क्षेत्रफल
0/5 Acre/Decim

ग्राम
Boreya
Morabadi
Nigahi



Abhay Kr. Singh
15/1/07

Handwritten signature: H. A. Raneta



निबंधन विभाग, झारखण्ड
जिला निबंधन कार्यालय, राँची
जाँच पर्चा-सह-घोषणा-प्रपत्र (नियम 114)

4

दिनांक : 16/01/2007

1. प्रपत्र का प्रकार :

2. प्रस्तुतकर्ता:

Power Holder

3. प्रस्तुतकर्ता का नाम व पता:

विक्रय पत्र

लिखने की तारीख :

16-01/2007

Abhay Kumar Singh

5. प्रस्तुत करने की तारीख :

16/01/2007

Morabadi, Ranchi

6. कुल पृष्ठ : 22

7. संपत्ति का मूल्य : 105,000 रुपये

8. मुद्रांक का मूल्य : 4,200 रुपये

9. संपत्ति का विवरण : अंचल
Ranchi

थाना नं० 185
मौजा/मोहल्ला Bodeya

सब प्लॉट	खाना नं०	होल्टिंग नं०	आर०एस० प्लॉट	एम०एस० प्लॉट	सब प्लॉट	क्षेत्रफल	स्थिति
20-48/190			2048			0/5 Acre/Decimal	सहायक सड़क

10. पार्षदों की विवरणी :

पार्षद का प्रकार	पार्षद का नाम	पिता/पति का नाम	जाति	थाना	ग्राम	जिला
विद्यमान	Babla Mahto Thro	Late Dwanka Mahto	Other	Kanke	Boreya	Ranchi
Power Holder	Abhay Kumar Singh	Surendra Prasad Singh	Other	Bariatu	Morabadi	Ranchi
सह	Sanjeev Mohan Sinha	Late Shyam Singh	Other	Nighi	Nigahi	sindhi



शुल्क का विवरण : अनुच्छेद -

(A): 1,050.00 (B): 198.00 LL: 2.50 P: .94 Total: 1,251.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Abhay Kumar Singh

प्रस्तुतकर्ता का हस्ताक्षर

Counter05

डाटा इंटी ऑपरेटर का हस्ताक्षर

निबंधन पूर्व सारांश में इनपुट फॉर्म के अनुरूप डाटा इंटी की गई है।

आभय कुमार सिंह

पर्युक्त

वीकार किया जिसकी पहचान आभय कुमार सिंह पिता कुशीरवा का
पिता कुशीरवा का ने इस दस्तावेज के निष्पादन को मेरे समक्ष
वासी मोहाबादी पेशा करीबी ने की।



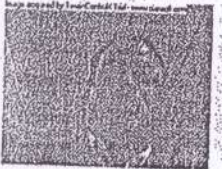

आभय कुमार सिंह

कुशीरवा का

निबंधन विभाग, झारखंड
राँची (झारखण्ड)

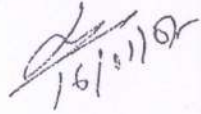
Date: 16/01/2007

Record No./Year : 400/356/2007
Type : SALE

Name & Address	Father/Husband Name	Occupation	Photograph	Thumb
Beneficiary Ajay Kr. Jha Vill. - Bariatu Dist. - Ranchi State - Jharkhand	Kusheshwar Jha	Service		
Power Holder Abhay Kumar Singh Vill. - Morabadi Dist. - Ranchi State - Jharkhand	Surendra Prasad Singh निबंधित	Business		

पुस्तक संख्या..... I
जिल्द संख्या..... 15
पृष्ठ संख्या..... 417से 438
दस्तावेज संख्या ..356
वर्ष 2007
दिनांक 16/01/2007

जिला अवर निबंधक, राँची (झारखण्ड)


16/01/07