

et 26/01/19
Rajput Sale ₹ 650,000/-

--1--

भूमि संबंधी कागजातों का जांचा.
16.02

सर्वोच्च न्यायालय द्वारा जारी की गई दिशानिर्देशों के अनुसार निम्नलिखित पृष्ठों में कुल 16.02.19
पंजीयन के लिए प्रस्तावित की गई है।
कां. नं. 16.02

16.02.19

16.02.19

अंचल अधिकारी श्री राजेश कुमार द्वारा जारी
अनुसार दस्तावेज में उल्लिखित राजेश कुमार
नम्बर 37 का नया पंजीयन चैतन्य शंकर ठाकुर
निविदा खाते से बाहर है/ सुनिश्चित नहीं है।
16.02.19

₹ 650,000/- 20046.88 vide
बिल नं. 19004/3764 dt 16.02.19
16.02.19



15/02/2019
Sri Sashi Bhushan Singh



SALE DEED

₹ 650,000/-
₹ 19500/-
₹ 5.60
₹ 1.88
19506.88
16.02.19

THIS DEED OF ABSOLUTE SALE is made on this the 15th day of February 2019 by and between Sri Sashi Bhushan Singh S/o Ajay Narayan Singh, by faith-Hindu, by Caste-Rajput, by Occupation-Business, resident of Alkusha No.-06, P.O.-Kusunda, P.S.-Kenduadih, Dist-Dhanbad (Jharkhand) India Citizen, hereinafter called and referred to as the vendor (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the One Part.

Sudhanshu Singh
15/02/2019

AND IN FAVOUR OF

Rajesh Kumar Singh, S/o Late Purushottam Singh, by faith-Hindu, by Caste-Rajput, by occupation-Business, resident of Flat No.-401 Siddhi Vinayak Residency Near Maruti Service Centre Unit No.-2 Kolakusma, P.O.-K.G. Ashram, P.S.-Saraidhela, Dist-Dhanbad, State-Jharkhand, Indian Citizen, hereinafter called and referred to as the purchaser (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns, of the other part.)

Whereas the land which is morefully details described in the schedule below purchased by the vendor by virtue of a registered sale deed No.-426 dated 21.01.2015 from Sudhanshu Modak, registered at Dhanbad sub registry office and thereafter said vendor mutated her name in the landlord office the state of Jharkhand, vide mutation case no.-500(ii) 2014-15 and paying rent for the same under Thoka No.-428 and since then the vendor is enjoying the same in peaceful and undisturbed possession thereof.

AND WHEREAS the below mentioned schedule land has been recorded in register 2 of Circle Office, Baliapur under volume

Shri Singh
Shri Kumbhar Singh
15/02/2019

no.-1, Page -371 under New Khata No.-57,59 New Plot No.-
173, 174 and 175, Area - 45.93 dec.

And whereas the vendor being in urgent need of money to meet her expenses expressed her desire to sell the land which is more fully described in the schedule below and whereas the purchaser has agreed to purchase the same for a sum of Rs. 6,50,000/- (Rupees Six Lacs Fifty Thousand) only, as the highest consideration thereof.

Now this deed of sale witness as follows:-

1. That in consideration of the sum of Rs. 6,50,000/- (Rupees Six Lacs Fifty Thousand) only paid by the purchaser to the vendor as per memo of consideration the receipt whereof the vendor doth hereby admit and acknowledges, in full and final settlement, for the sale of the said property which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained.
2. The vendor doth hereby absolutely and indefeasibly grant sell, convey, transfer and assign unto the purchaser by way of absolute sale all her right, title, interest and possession etc. together with all claim, demands liberties,

Shashi Chandra Singh
15/02/2019

benefits, easements, belonging to or appertaining to free from all encumbrances whatsoever.

3. To have and to hold the same to and unto the use of the purchaser absolutely and forever.
4. The vendors now have good, perfect, valid and subsisting title to the land hereby conveyed or expressed so to be in the manner aforesaid and the purchaser shall hereinafter peaceably and quietly hold, enjoy and possess the same by making houses etc. thereon, by living thereon or by letting out the same to any person or persons with power to transfer the same by sale, gift, mortgage or otherwise without any hindrance or interruptions by the vendor or any person or persons claiming right through her and the vendor shall render all possible aid and assistance to the purchaser and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things whatsoever for further and more perfectly assuring to the said purchaser and placing the purchaser in possession of the same according to the true, intent and meaning of these presents as shall or may be required.

Shanki Babushay Singh
15/02/2019

5. That the vendor has not transferred or encumbered the said land or any part or portion thereof and if it is found lateron that the vendor has in any way or manner transferred or encumbered the said land or any part or portion thereof or dueto the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor alongwith her heirs and successors shall at all times be liable to compensate the purchaser in every respect thereof.

6. That, the purchaser shall hereafter pay annual rent 4/- payable to the landlord the state of Jharkhand and shall get her name mutated in the sherista of the landlord the state of Jharkhand and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

7. The property hereby conveyed by this deed is not prohibited by govt. i.e. does not come under govt. land, govt. settled land, bhudan land, forest land and adivasi land and does not come under govt. acquisition land and the vendor and purchaser satisfied with the contents of this deed. In witnesses whereof the vendor has set and subscribed her hands out of her own free will and choice on this the day, month and year first above written.

Shanki Chaudhary Singh
15/02/2019

SCHEDULE

All that piece and parcel of raiyati land situated in Mouza – Nichitpur, P.S.-Baliapur, Chowki Sub Division and District sub registry office, Dhanbad, Dist-Dhanbad, Mouza–Nichitpur, Mouza No.-37, Khata No.-46 (New Khata No.-57 & 59) Plot No.-28 (New Plot No.-173, 174 & 175) measuring an area 45.93 decimal out of which 1/3 share or to say 15.31 dec. of land under subsidiary road and use as commercial purpose is hereby sold by this sale deed, as per plan attached herewith and shown in colour red.

Butted and bounded as follows: -

North : Subsidiary Road —
South : Old Plot No.-937, New Plot No.- 178
East : Vendors own land —
West : Portion of this plot —

MEMO OF CONSIDERATION

Total consideration of sum of Rs. 6,50,000/- (Rupees Six Lacs Fifty Thousand) only paid by the purchaser to the vendor by the following manners :-

1. Rs 5,00,000/- paid by RTGS No.- SBINR52019011800019936 dated 18.01.2019 (SBI) Hirapur.
2. Rs 1,50,000/- paid by Cheque No.-038915 dated 15.02.2019 (SBI) Hirapur.

Shashi Bhanu Singh
15/02/2019

Photographs



Handwritten signature and date: 15/02/19

Handwritten signature and date: 15/02/2019
(Rajesh Kumar Singh)



certificated that the Finger prints of the left had and of the vendors and purchaser whose photographs affixed in the document have been duly obtained before me. Prepared the document as per supplied by the parties.

Deed. writer
L.No - 2/93
Dhanbad
15/02/19

Witnesses

1. [Handwritten name] 15/2/19
2. Vikash Kumar Sharma 15/2/19
S/o Lt Dilip Kumar Sharma
Near Dhanbad Post office
Dhanbad
15/2/19

SELLER :-

SRI SHASHI BHUSAN SINGH , S/O SRI AJAY NARAYAN SINGH
RESIDENT OF ALKUSA NO - 6 , NEAR SHIV MANDIR ,
POST - KUSUNDA , P.S - KENDUADIH , DIST - DHANBAD ,
STATE - JHARKHAND.

PURCHESER :-

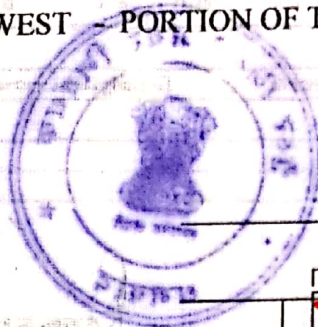
SRI RAJESH KUMAR SINGH , S/O LATE PURUSHOTTAM SINGH
RESIDENT OF - FLAT No. - 401, SIDDHI VINAYAK RESIDENCY,
NEAR MARUTI SERVICE CENTER UNIT - II , KOLAKUSMA
P.O - K.G. ASHRAM , P.S. - SRAIDHELA DIST. - DHANBAD .

SCHEDULE :-

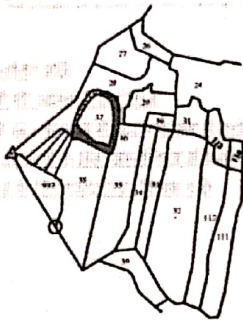
MOUZA - NICHITPUR , MOUZA No.- 37 , KHATA No.-46 ,
(NEW KHATA No.-57 & 59) , PLOT No.- 28 ,(NEW PLOT
No.- 173 , 174 & 175 P) IN DISTRICT DHANBAD .

BOUNDARY OF PLOT :-

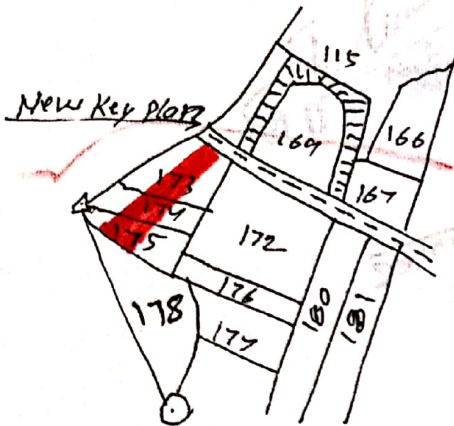
NORTH - SUBSIDIARY ROAD.
SOUTH - PLOT NO - 937 and new plot no-178
EAST - VENDOR'S LAND
WEST - PORTION OF THIS PLOT



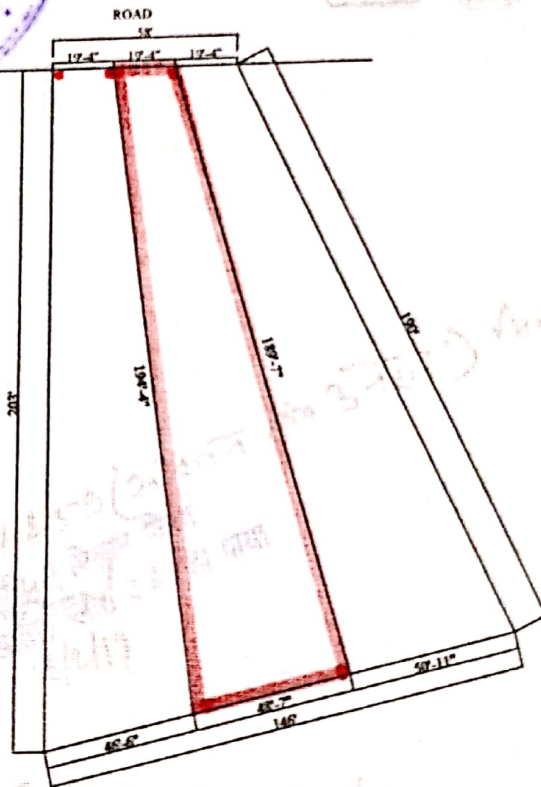
N



OLD KEY PLAN



NEW KEY PLAN



S. Shashi Bhushan Singh
SIG. OF SELLER 15/02/2019



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 15, 2019

पंजी II प्रति

भाग वर्तमान 1		प्लॉट संख्या 371		जिला का नाम धनबाद		अनुमंडल नाम धनबाद		अर्चल का नाम बनियापुर		हलका का नाम हलका-02		इस्टेट का नाम		JHARKHAND	
श्रीजा का नाम निशिचतपुर		होलिडिंग संख्या		371		तीजी संख्या		0		धाना नम्बर		37		खता का प्रकार रैयती	
श्री कृति भूषण सिंह, पितृ-अजय नारायण सिंह, जति-															
खता नम्बर		प्लॉट संख्या		रकबा		परिवर्तन के लिए प्राधिकार						मगान		सेस	
57		174		0 ए 13.43 डि 0 हे		दाखिल खारिज केस संख्या-500(II)/2014-15						5		0	
57		175		0 ए 18 डि 0 हे											
59		173		0 ए 14.5 डि 0 हे											
		कुल परिमाण		0 ए 45.93 डि 0 हे											
तारीख	दाखिल पत्र संख्या	साल से	साल तक	सागत बकाया	सागत पान् साल	रोड सेस बकाया	रोड सेस पान् साल	शिक्षा सेस बकाया	शिक्षा सेस पान् साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस पान् साल	कृषि सेस बकाया	कृषि सेस पान् साल		
07-11-2018	0595958159	2015-2016	2018-2019	15	5	3.75	1.25	7.5	2.5	7.5	2.5	3	1		

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details
No Data Found



यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राची की जानकारी के लिए है
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर विसक करे।

Signature
पंजी II का मिलान किया
15/2/19

खता सं 57 & 59 (अ-नावन एवं 3-1-156) मिलान कर
प्रतिबन्धित सूची से मिलान किया
सम्बन्धित खाता/प्लॉट दर्ज नहीं पाया
15/2/19

Shashi Bhushan Singh
15/02/2019

रकबा में लिखित कस्टोर्डों के अभिलेखाग्रियों (रेकबा) का नामाकरण (पंजीकरण-आयोजन) दिखानेवाला शुद्धि

पंजी संख्या 27 में नामान्तर केस संख्या	2	गाँव	3	थाना और थाना संख्या	4	नामान्तरण और सम्बद्ध अभ्युक्ति की संख्या	5	नामान्तरण मंजूर करनेवाला प्राधिकार और आदेश की तारीख	6	नामान्तरण किस कारण से होना है (विकी, दान विनियम, फलप्राधिकार या बटवारा हुआ है ?)	7	नामान्तरण से प्रभावित विनियम का पूरा व्योरा	8	कर्मचारी द्वारा रकबा पंजीकृत तारीख को शुद्धि की गई ?	9
दा0 खा0 मु0 सं0 500 (111)/2014-15		नाचिपूर		बालियापूर / 37		खाता प्लॉट रकबा लगान 46-28-0.47 ए 1.00 रु० प्रस्तावित लगान 5.00 रु०		अंचल अधिकारी ... बालियापूर		दलील संख्या ... 426		पुराना रैयत तीन कोठी बाँदक की० जमाबंदी संख्या 217		नया रैयत श्री शक्ति भूषण सिंह पिता - अजय नाथन सिंह सा० - अलकसा नं० 6 थाना - कुँदवाडीह (बनवाड)	
जमाबंदी सं०	428	में दर्ज किया।													

गाणक संख्या: 299 ता० 14/3/15 201

सर्वेक्षण हल्का सं० (11) को जागरूकता और आवश्यक कार्रवाई के लिए भेजी जाती है।


सर्विल/अंचल ... बालियापूर
सर्विल पदाधिकारी/अंचलाधिकारी ...
16/3/15



निबंधन विभाग, झारखंड
Dhanbad

Token No.25Token Date: 16/02/2019
Party Name: SASHI BHUSHAN SINGH
Father/Husband Name:AJAY NARAYAN SINGH
(VENDOR)
ALKUSHA NO. 6, PO- KUSUNDA, PS- KENDUADIH, DIST - DHANBAD

Deed Type: Sale Deed

Party Details	
Name :	Shashi Bhushan Singh
Gender :	M
DOB :	01-07-1988
C/o :	S/O: Ajay Narayan Singh
District :	Dhanbad
House/Building No. :	
Locality :	
Pincode :	828117
Post Office :	
State :	Jharkhand
Village/Town/City :	Alkusa
Aadhaar No :	xxxxxxxx3363
Photo :	

Registering Officer

Shashi Bhushan Singh
Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.25Token Date: 16/02/2019


Party Name: RAJESH KUMAR SINGH

Father/Husband Name: PURUSHOTTAM SINGH
(VENDEE)


FLAT NO 401 SIDDHI VINAYAK RESIDENCY, NEAR MARUTI SERVICE CENTER,
UNIT-2, KOLAKUSHMA, PO- K.G. ASHRAM, PS- SARAIHELTA, DHANBAD


Deed Type: Sale Deed

Party Details

Name :	Rajesh Kumar Singh
Gender :	M
DOB :	16-12-1977
C/o :	S/O: Purushottam Singh
District :	Dhanbad
House/Building No. :	
Locality :	Kola Kusma Saraidhela, Behind Prabhat Khabar
Pincode :	828109
Post Office :	
State :	Jharkhand
Village/Town/City :	Amaghata
Aadhaar No :	xxxxxxx7659
Photo :	

Registering Officer ✓

Party Signature 

Operator's Signature 



निबंधन विभाग, झारखंड
Dhanbad


Token No.25 Token Date: 16/02/2019

Party Name: SAMARJIT KUMAR SINGH

Father/Husband Name: LATE BINDESHWARI PRASAD SINGH
(Identifier)

SHYAMA APARTMENT FLAT NO 3/D, KUNWAR SINGH NAGAR, KARMIK
NAGAR, SARAIHELIA, PS- SARAIHELIA, DHANBAD

Deed Type: Sale Deed

Party Details	
Name :	Samarjit Kumar Singh
Gender :	M
DOB :	14-06-1966
C/o :	S/O: Bindeshwari Prasad Singh
District :	Dhanbad
House/Building No. :	shyama apartment flat no-3/d
Locality :	karmik nagar dhanbad
Pincode :	826004
Post Office :	
State :	Jharkhand
Village/Town/City :	Damodarpur
Aadhaar No :	xxxxxxxx7945
Photo :	

Registering Officer ✓

Party Signature

Operator's Signature



Jhar Registry Dashboard

Government Of Jharkhand

Home
(./Dashboard.aspx)
/ Issue Token



Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

SASHI BHUSHAN SINGH

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

316257

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?Id=ec3bdfb4-9603-4efb-b7b7-bc486500476f>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token



Payment is done of Rs. 20046.88by -SASHI BHUSHAN SINGH on 16/02/2019 with CIN - 10002162019021603084 & GRN No. - 1900443764 & Status - SUCCESS

Print Payment Verification Details ()

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Version 2.0



निबंधन विभाग, झारखंड

IN-JH14593809103819R:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH14593809103819R
CertificateIssuedDate: 15-Feb-2019 06:26 PM
AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
UniqueDocReference: SUBIN-JHJHSHCIL0118912680005297R
Purchasedby: RAJESH KUMAR SINGH
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: LAND
ConsiderationPriceRs: 6,50,000
FirstParty: SASHI BHUSHAN SINGH
SecondParty: RAJESH KUMAR SINGH
StampDutyPaidBy: RAJESH KUMAR SINGH
StampDutyAmountRs: 26,010





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

Token Date/Time: 16/02/2019 13:04:01.

Document Type	Sale Deed	Presenter	SASHI BHUSHAN SINGH	Date of Entry	16/02/2019
Presenter Name & Address	ALKUSHA NO. 6, PO- KUSUNDA, PS- KENDUADIH, DIST - DHANBAD			Total Pages	36
Stampable Doc. Value	650000	DOE		Book	1
Document/Transaction Value	650000	Stamp Value	26010	CNO/PNO	
Special Type		Serial /Deed No.	/		
Remarks / Other Details		Old Serial No.	/		
Property Details:		App ID	316257	e-Stamp Cert No	IN- JH14593809103819R

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Regl Vol	Regl Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
BALIAPUR	37	0	NICHITPUR	57	173	1	371		SUBSIDIARY ROAD	NEW PLOT NO 178	VENDOR'S OWN LAND	PORTION OF THIS PLOT			U_COM	0 00 Decimal	0
BALIAPUR	37	0	NICHITPUR	57	174	1	371		SUBSIDIARY ROAD	NEW PLOT NO 178	VENDOR'S OWN LAND	PORTION OF THIS PLOT			U_COM	0 00 Decimal	0
BALIAPUR	37	0	NICHITPUR	59	175	1	371		SUBSIDIARY ROAD	NEW PLOT NO 178	VENDOR'S OWN LAND	PORTION OF THIS PLOT			U_COM	15.31 Decimal	642530.08

Other Property Details:

Party Details:										Pres.Address	Perm. Address	PAN Verified
Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar			
VENDOR	SASHI BHUSHAN SINGH	AJAY NARAYAN SINGH	BUSINESS	पिता	राजपुत	Male		xxxxxxxx00	xxxxxxxx3363	ALKUSHA NO. 6, PO- KUSUNDA, PS- KENDUADIH, DIST - DHANBAD	DO	
VENDEE	RAJESH KUMAR SINGH	PURUSHOTTAM SINGH	BUSINESS	पिता	राजपुत	Male		xxxxxxxx62	xxxxxxxx7659	FLAT NO 401 SIDDHI VINAYAK RESIDENCY, NEAR MARUTI SERVICE CENTER, UNIT-2, KOLAKUSHMA, PO- K.G. ASHRAM, PS- SARAIHELIA, DHANBAD	DO	
Identifier	SAMARJIT KUMAR SINGH	LATE BINDESHWARI PRASAD SINGH	BUSINESS	पिता	राजपुत	Male		xxxxxxxx95	xxxxxxxx7945	SHYAMA APARTMENT FLAT NO 3/D, KUNWAR SINGH NAGAR, KARMIK NAGAR, SARAIHELIA, PS- SARAIHELIA, DHANBAD	DO	

Fee Details:

SN.	Fee Name	Net Amount
1	SP	540.00
2	A1	19500.00
3	PR	1.88
4	LL	5.00
	Total	20046.88

Sashi Bhushan Singh
Rajesh Kumar Singh

Register/Details provided by the user has been mutated in the name of - Name: सरयु देवी, Address: पतिहारी, C/o: रामेश्वर राम
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.
The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

परयुक्तियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

Selaby
दस्तावेज लेखक का हस्ताक्षर

Sashi Bhushan Singh
प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑफिस का हस्ताक्षर

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

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

शशी अग्रवाल सिंह

पिता

सुनील कुमार सिंह

पिता

एन विदेग्वली प्रसाद सिंह

ने की।

पेशा

अकाली

पेशा

जागरूक

16.2.19

निबंधन पदाधिकारी का हस्ताक्षर





निबंधन विभाग, झारखंड
धनबाद

Token No.25 Token Date: 16/02/2019

Serial/Deed No./Year :1047/958/2019

Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	SASHI BHUSHAN SINGH Father/Husband Name:AJAY NARAYAN SINGH (VENDOR) ALKUSHA NO. 6. PO- KUSUNDA, PS- KENDUADIH, DIST - DHANBAD		
2	RAJESH KUMAR SINGH Father/Husband Name:PURUSHOTTAM SINGH (VENDEE) FLAT NO 401 SIDDHI VINAYAK RESIDENCY, NEAR MARUTI SERVICE CENTER, UNIT-2, KOLAKUSHMA, PO- K.G. ASHRAM, PS- SARAIHELHA, DHANBAD		
3	SAMARJIT KUMAR SINGH Father/Husband Name:LATE BINDESHWARI PRASAD SINGH (Identifier) SHYAMA APARTMENT FLAT NO 3/D, KUNWAR SINGH NAGAR, KARMIK NAGAR, SARAIHELHA, PS- SARAIHELHA, DHANBAD		

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Year 2019
Date 16/02/2019

Registering Officer 16.2.19

Signature of Operator