

Sale Value 6,77,450/- Stamp 27,100/- Adityapur 3793



झारखण्ड JHARKHAND

T-22

ATTESTED BY
BINOD KUMAR
ADVOCATE

Sanjay Kumar Singh

22-9-12 (Value for Stamp Duty Rs.6,77,450/-)

Sansay K Singh
22/9/2012



S.T. of
Bachkali
Devi

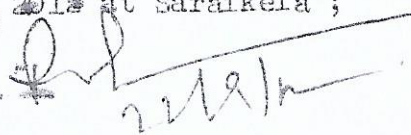
22/9/2012

029053



SALE DEED

This Deed of Sale is made on this the 22nd day of September 2012 at Saraikela ;



BY

Sri Sanjay Kumar Singh, son of Late Ramjee Singh and (2) Smt. Bachkali Devi, widow of Late Ramjee Singh, both by faith Hindu, by occupation No.1 Business and No.2 Household affairs, by caste Rajput, by nationality Indian, both residents of Cr.No.38, 'O' Road, Bistupur, P.O.& P.S.Bistupur, Town Janshedpur, District Singhbhum West. State Jharkhand.

Recd at
2022450
5.00
1-58
330-58



झारखण्ड JHARKHAND

Sansay Kumar Singh
22/1/2012

390740



L.T.I. of
Burekcul
Pem
22/1/2012

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hereinafter called the VENDORS (which expression unless repugnant to the context shall mean and include their legal heirs, successors, representatives and assigns) of the One Part ; PAN : BHLPS7040D.

IN FAVOUR OF

- (1) Sri Ajit Kumar Jha, son of Sri Satya Narayan Jha and
- (2) Smt. Mini Jha, wife of Sri Ajit Kumar Jha, both by faith Hindu, by occupation No.1 Service and No.2 Household affairs and Business, by caste Brahmin, by nationality Indian, residents of C/o S.K.Mishra, House No.34, Jai Prakash Nagar, Adityapur-1, P.O.& P.S. Adityapur, District Saraikel

Sanjay Kumar Singh

22/9/2012



L.T. of
Bachkali Devi

22/9/2012

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Kharswan, State Jharkhand, hereinafter called the PURCHASERS (which expression unless repugnant to the context shall mean and include their legal heirs, successors, representatives and assigns) of the Other Part ; PAN : AJQPT6058G.

WITNESSETH AS FOLLOWS :

Whereas the vendor No.1 Sri Sanjay Kumar Singh and his father Ramjee Singh (since deceased) had jointly purchased all that raiyati lands total area measuring 3537 sq.ft. i.e. 8.11 decimals in Mouza Kuluptanga, Thana No.130, recorded under Khata No.178, Plot No.1663, area measuring 1447 sq.ft. and under Khata No.152, Plot No.1665, area measuring 2090 sq.ft. within District Saraikela-Kharswan, by means of a registered sale deed bearing Sale Deed No.4705/4691 dated 22.8.2008 registered at District Sub-Registration Office at Saraikela from previous owner Dharam Singh, son of Late Makhan Singh and came in peaceful possession over the same as absolute owner thereof ;

And whereas aforesaid purchaser Ramjee Singh died leaving behind him, his widow Bachkali Devi (vendor No.2 hereof) and the vendor No.1 Sri Sanjay Kumar Singh as his legal heirs and successors ;

And whereas after the death of Ramjee Singh, his share in the aforesaid purchased land devolved upon the present vendors and they became the joint owners of the same ;

Sansay Kr Singh
22/9/2012

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C.T.I of
Beehkal
Devi
22/9/2012

And whereas the vendors have got the aforesaid lands mutated in their name in Mutation Case No.677/10-11 dated 6.9.2010 in the office of Anchal Adhikari, Gamharia and are paying the rent, cess etc. thereof to the superior landlord in their own names ;

And whereas the vendors are enjoying peaceful possession over the aforesaid lands as absolute owners thereof without any interference from any corner ;

And whereas the vendors are in urgent need of money, therefore, they expressed their desire to sell a portion of aforesaid land measuring 1767 sq.ft. i.e. 4.056 Decimals, out of total area measuring 3537 sq.ft. on receipt of valuable consideration thereof ;

And whereas on coming to know about the aforesaid desire of the vendors, the purchasers approached the vendors to purchase aforesaid portion of land measuring 1767 sq.ft., being portion of Plot No.1663, under Khata No.178 and being portion of Plot No.1665, under Khata No.152, in Mouza Kuluptanga, morefully described in the schedule below and offered to pay a sum of B.6,48,000/- (Rupees six lakh forty eight thousand) only as consideration price thereof ;

And whereas the vendors have agreed to sell the aforesaid land, morefully described in the schedule below, to the purchasers, for aforesaid consideration price of B.6,48,000/-

Sanjay K. Singh
22/9/2012
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L.T.I of
Beeh Kaul
Dew
22/9/2012

(Rupees six lakh forty eight thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. That in consideration of aforesaid sum of Rs. 6,48,000/- (Rupees six lakh forty eight thousand) only, paid by the purchasers to the vendors, receipt whereof the vendors heret admit and acknowledge as full and final consideration price, the vendors hereby sell, transfer, convey and assign all that raiyati lands, morefully described in the schedule belc in favour of the purchasers TO HAVE AND TO HOLD the same as absolute owners thereof.
2. That the vendors have delivered free and peaceful vacant possession of the land hereby transferred to the purchasers and henceforth the purchasers will enjoy and possess the same as absolute owners thereof without any interference from the vendors or any other person or persons claiming through the vendors.
3. That the vendors hereby declare that the land hereby transferred is free from all encumbrances, liens and charge
4. That the vendors shall cease to have any manner of right, title, interest and possession over the land hereby transferred and the same shall vest in the purchasers absolutely. .

Sanjay Kr Singh

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22/9/2012



L.T. of

Bachkaur
Dera

22/9/2012

5. That from this day the purchasers are entitled to get the aforesaid land, morefully described in the schedule below, mutated in their own names in the records of superior landlord, the State of Jharkhand and to pay the rent, cess etc. thereof in their own names through the C.O., Gamharia.
6. That the vendors hereby assure the purchasers that they have got perfect title over the lands hereby transferred and defect, if any, found in their title over the said land in future and the purchasers sustain any loss due to such defect in title, in that event the vendors will be bound to indemnify the purchasers for such loss.
7. That the vendors hereby agree and undertake to execute and register any more or further deed or document with respect to the land hereby transferred, in favour of the purchasers, at the cost of the purchasers, if so required in future to confirm and perfect the purchasers' right, title, interest and possession over the aforesaid land, described in the schedule below.

SCHEDULE

All that raiyati lands, in Mouza Kuluptanga, Thana No.130, P.S.Adityapur, Ward No.17 A.N.A.C., District Saraikela-Kharswan, within District Sub-Registration Office at Saraikela and recorded under :

Sanjay kumar Singh
22/9/2012
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L.T.I of
Bachkhal
Dery
22/9/2012

Khata No.	Plot No.	Area	Kisim
178	1663(P)	329 Sq.ft.	Don-II
152	1665(P)	1438 sq.ft.	Gora

Total area 1767 Sq.ft. i.e. 4.056 Decimals

which is bounded by :

North : Portion of Plot No.1663,

South : Rasta,

East : Rasta,

West : Sanjay Kumar Singh.

Annual rent @ Rs.1/- payable to the superior landlord, the State of Jharkhand, through the C.O., Gambaria.

IN WITNESS WHEREOF the vendors have put their respective hands/signatures on this sale deed in presence of following witnesses today at Saraikela.

Witnesses :

1. K-D Raha - हलमा देव राय - पिता जी रवजी - लाला
शेखर: 10 E.W.S 7/8 आशियन फुट-2
2. राम नारायण झा पिता लखन राम लाल झा
शेखर - अ. एडवो. नं. - 34, जयप्रकाश नगर आदिचमपूर - 1.

Sanjay Kr Singh
22/9/2012



L.T.I of
Beech/Devi
Dey

22/9/2012

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(Name of the Purchasers)

1. Sri Ajit Kumar Jha



ATTESTED BY
BINOD KUMAR
ADVOCATE

22/9/2012



Ajit Kumar Jha
22/9/2012

2. Smt. Mini Jha



ATTESTED BY
BINOD KUMAR
ADVOCATE

22/9/2012



Mini Jha
22/9/2012

Note : The left hand finger prints of the persons, whose photographs are affixed on this deed, have been obtained by me or before me.

Binod Kumar

Drafted by :

Typed by :
J. H. Mishra

Binod Kumar
Advocate

22/9/2012

EN No-1334/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

भारत

सत्यमेव जयते

INDIA

झारखण्ड JHARKHAND

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Sanjay Kr Mishra



L.T.I of
Bachchan,
Dum

39059

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

₹ 100

A 309435

Sansay kr hindu

F. T. I of

Beehkali
Dewi

22/9/2012





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

Token No: 22

Token Date/Time: 22/09/2012 16:10:58

Document Type	Sale Deed	Presenter	Sanjay Kumar Singh	Date of Entry	22/09/2012
Presenter Name & Address	Qr. No- 38, '0' Road Bistupur, P.S - Bistupur	DOE		Total Pages	28
Stampable Doc. Value	677450	Stamp Value	27100	Book	1
Document Value	677450	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	178	1663(P)			OR_RES	0.75 Decimal	125265
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	152	1665(P)			OR_RES	3.29 Decimal	549495.8

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	Sanjay Kumar Singh	Late Ramjee Singh	Bus	Other	Bhpls704d	Qr. No- 38, '0' Road Bistupur, P.S - Bistupur
2	VENDOR	Bachkali Devi	W/O Late Ramjee Singh	H/W	Other		Qr. No- 38, '0' Road Bistupur, P.S - Bistupur
3	VENDEE	Ajit Kumar Jha	Satya Narayan Jha	Ser	Other	Ajqpt6058g	H No - 34, Jai Prakash Nagar, Adityapur-1, P.S - Adityapur
4	VENDEE	Mini Jha	W/O Ajit Kumar Jha	H/W	Other		H No - 34, Jai Prakash Nagar, Adityapur-1, P.S - Adityapur
5	Identifier	Krishna Deo Rai	Late Jiralal Rai	Retd.	Other		R No - 10, Ews7/8, Adityapur-2, P.S - R.I.T
6	Witness1	Krishna Deo Rai	Late Jiralal Rai	Retd.	Other		R No - 10, Ews7/8, Adityapur-2, P.S - R.I.T
7	Witness2	Satya Narayan Jha	Late Rama Nath Jha	Retd.	Other		H. No - 34, Jai Prakash Nagar Adityapur-1, P.S - Adityapur

Fee Details:

SN	Description	Amount
1	A1	20,323.50
2	SP	390.00
3	LL	5.00
4	PR	1.88
Total		20,720.38

Sanjay Kr Singh

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

Sanjay Kr Singh
Krishna Deo Rai
Adityapur

पिता

पेशा

Bachkali Devi
Rtd

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

ने की।

निबंधन पदाधिकारी का हस्ताक्षर

22/9/12



निबंधन विभाग, झारखंड
सरायकेला

Token No.22 Token Date: 22/09/2012 16:10:58
Serial/Deed No./Year :3810/3793/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sanjay Kumar Singh Father/Husband Name:Late Ramjee Singh (VENDOR) Qr. No- 38, '0' Road Bistupur, P.S - Bistupur		
2	Bachkali Devi Father/Husband Name:W/O Late Ramjee Singh (VENDOR) Qr. No- 38, '0' Road Bistupur, P.S - Bistupur		
3	Ajit Kumar Jha Father/Husband Name:Satya Narayan Jha (VENDEE) H No - 34, Jai Prakash Nagar, Adityapur-1, P.S - Adityapur		
4	Mini Jha Father/Husband Name:W/O Ajit Kumar Jha (VENDEE) H No - 34, Jai Prakash Nagar, Adityapur-1, P.S - Adityapur		
5	Krishna Deo Rai Father/Husband Name:Late Jiralal Rai (Identifier) R No - 10, Ews7/8, Adityapur-2, P.S - R.I.T		
6	Krishna Deo Rai Father/Husband Name:Late Jiralal Rai (Witness1) R No - 10, Ews7/8, Adityapur-2, P.S - R.I.T		

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Volume 156
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Deed No 3810/3793
Year 2012
Date 22/09/2012 16:38:07

District Sub Registrar -

22/9/12

Signature of Operator



निबंधन विभाग, झारखंड
सरायकेला

Token No.22 Token Date: 22/09/2012 16:10:58

Serial/Deed No./Year :3810/3793/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Satya Narayan Jha Father/Husband Name:Late Rama Nath Jha (Witness2) H. No - 34, Jai Prakash Nagar Adityapur-1, P.S - Adityapur	<input type="checkbox"/>	<input type="checkbox"/>

Book No.

I

Volume

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Deed No

3810/3793

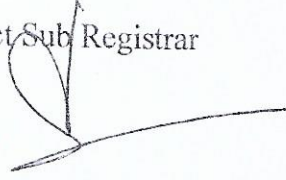
Year

2012


Date

22/09/2012 16:38:07

District Sub Registrar



22/9/12



Signature of Operator