

Jamshedpur Sale Rs. 5,16,000/-



02DD 435962

Handwritten notes in Hindi, including 'वर्क' and 'मै'.

Handwritten notes in Hindi, including '43 389-2' and '10 2000'.

SALE DEED

THIS SALE DEED is made on this the day of January, 2004, at Jamshedpur; BY:-

NATHU LAL Son of Late Budhu Lal, by faith Hindu, by occupation business, by nationality Indian, resident of Garabasa, P.S. Bagbera, Jamshedpur, District Singhbhum (East), Jharkhand, hereinafter called the SELLER (which expression shall unless repugnant to the context include his legal heirs, successors, administrators, representatives) of the ONE PART ;

IN FAVOUR OF

- (1) VARINDER SINGH Son of Late Balbir Singh and
- (2) SMT. JATINDER KAUR W/O Sri Varinder Singh, both by faith Sikh, by nationality Indian, by occupation No.1 business and No.2 household affairs, both resident of Station Road

contd--P/2.

Handwritten notes on the left side of the deed, including '6/1/04', 'Fees paid', 'AD 103205A', 'NW 27-00', 'State Admin 500', 'P.F. 188', '10353.88', and '6/11/2004'.



02DD 435961

Nathulal
G/1/64

(2)

Jugsalai, P.O. and P.S. Jugsalai, town
Jamshedpur, District Singhbhum (East),
Jharkhand, hereinafter called the PURCHASERS
(which expression shall unless repugnant to
the context include their legal heirs,
successors, administrators, representatives
and assigns) of the OTHER PART ;

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY:- Rs.5,16,000/- (Rupees
five lakhs sixteen thousand) only.

WHEREAS the Seller, is the sole, absolute
lawful and bonafide owner of all that land
and house property situated in Mouza Jugsalai
Katcheri Mohalla, Popularly locality known
as Shiv Temple Lane under survey Ward No.4,
thana No.1161, recorded under Old Khata No.516,
Khwat No.1, corresponding to present survey
Plot nos.1410, 1412, under Khata No.413, Old
Plot No.1753, bearing Jugsalai Municipality Ward No.
14, together with pucca kutcha house thereon consisting
of rooms and whatsoever thereon within District Sub-

contd.



Northy Lal
6/1/64

(3)

Registry Office Jamshedpur District East
Singhbhum, measuring an area of land 5
kathas 9 dhuls more particularly mentioned
in the schedule below ;

AND WHEREAS the Seller had purchased the
schedule below land and house from its former
owner Smt. Rangī Devi w/o Ujagar Lal, through
registered Sale Deed, bearing Deed No.321,
dated 07.02.1940 registered at Sub-Registry
Office at Jamshedpur;

AND WHEREAS since then the Seller has
been in continuous peaceful possession
over the said land and house property
without any interruption from any body
and has been exercising all rights of owner-
ship thereto, to the knowledge of all in the
locality.;

AND WHEREAS there is no other co-sharer
or co-owner in the schedule below land and
house property save and except the present
Seller and the Seller has got every

contd--p/4.



Not in Use
6/1/09

(4)

right and authority to sell or dispose of the same in any manner he likes ;

AND WHEREAS now being in urgent need of money the Seller has agreed with the purchasers for ABSOLUTE SALE of the schedule below land and double storied house thereon for a total consideration money of Rs.5,16,000/- (Rupees five lakhs sixteen thousand) only and the purchasers have agreed to purchase the same at that price ;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the said sum of Rs.5,16,000/- (Rupees five lakhs sixteen thousand) only paid by the purchasers to the Seller through Cheque ,bearing Cheque No.017660 dt.24.12.03 of UCO Bank, Jugsalai Branch, Jamshedpur, the receipt of which is hereby admitted and acknowledged as full and final payment of the schedule below land and house property as highest market price by the Seller against the sale of the schedule below property, the Seller does hereby absolutely and forever

contd-P/5.

own names.

contd- P/6.



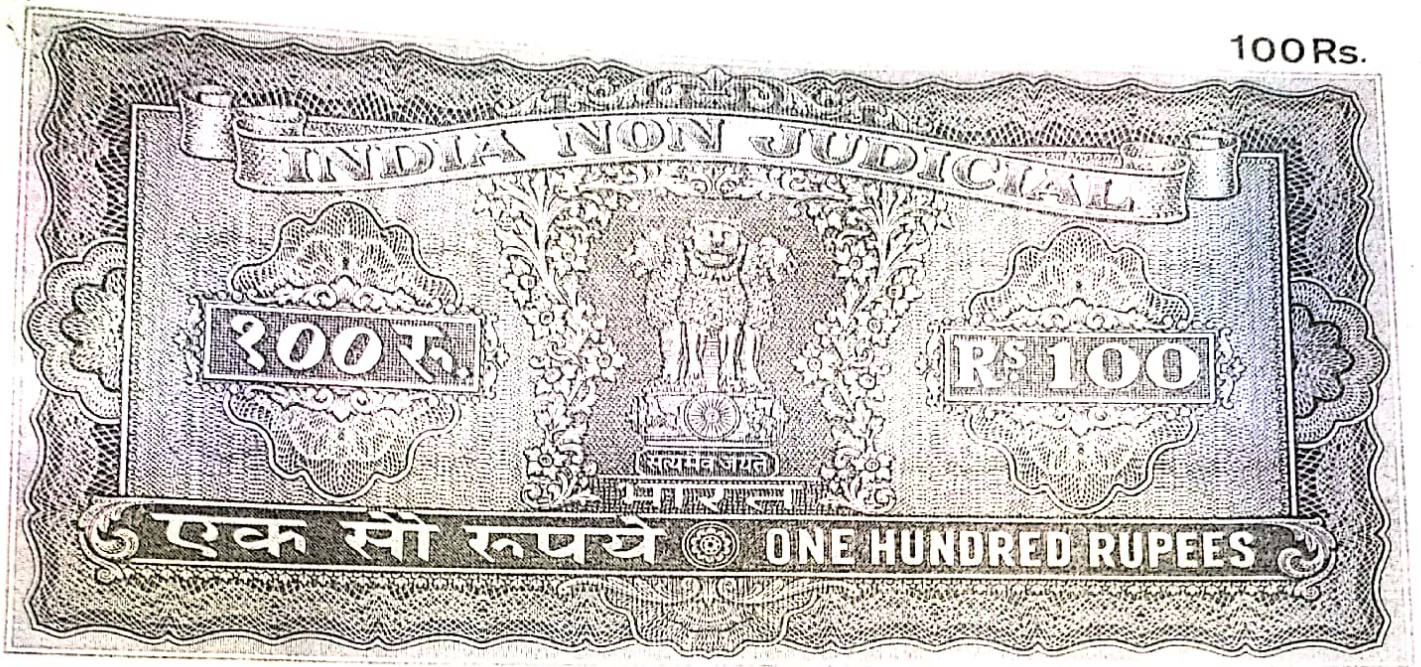
Nathu Lal
6/1/04

(5)

sell, convey, transfer and deliver the all that land and house property mentioned in the schedule below in favour of the purchasers by this deed of SALE TO HAVE AND TO HOLD the same unto the Purchasers their heirs, successors without any interruption from the side of the Seller or any person/s claiming under the seller.

2. That the Seller has delivered possession of the schedule below land and vacant possession of the house property thereon to the purchasers and from this day the purchasers will possess and enjoy the same as absolute owners in all possible ways with power to dispose of the same in any manner they like and the purchasers shall be at liberty to get their names mutated in the records of the landlord the state of Jharkhand through C.O. Jamshedpur or any other appropriate authority concern in respect of the schedule below property and shall pay rent and other charges thereof in their own names.

contd- p/6.



Naath Lal
6/1/54

(6)

3. That from this day the Seller ceases to have any right, title, interest over the schedule below land and house property and all the right, title, interest of the seller in the schedule below property now will be completely vested in the purchasers and the purchasers will become the absolute owners thereof from this day.
4. That the property hereby conveyed by this deed of sale is free from all encumbrances, charges and liens.
5. That the Seller hereby declares that he has good and perfect title over the schedule below property which the Seller has not sold, charged or transferred the same in any way to any one else prior to this deed.
6. That if for any defect of title or possession of the Seller in the schedule below property, the purchasers suffer any loss, then the Seller will be liable to compensate the same.
7. That the Seller further declares that he has no claim, demand whatsoever in

contd-p/7

Nathulal
6/1/04

(7)

respect of the schedule below property.

SCHEDULE

(Description of the property hereby sold)

District Singhbhum(East), District
Sub-Registry Office at Jamshedpur in Mouza
Jugsalai Kachhari Mohalla, locality also
known as Shiv Temple Lane, under Survey
Ward No.4, thana No.1161, P.S. Jugsalai,
a piece and parcel of homestead land, measu-
ring 0-5-9 dhuls(five kathas nine dhuls)
bearing old Plot No.1753 recorded under Old
Khata No.516, Khewat No.1, corresponding to
present survey Plot nos. 1410 and 1412,
recorded under Khata No.413, bearing Muni-
cipal Holding No.118, Old, new Holding No.140,
under Jugsalai Minicipality Ward No.14, together
with house thereon consisting of rooms and
whatsoever pucca structure on the ground floor
measuring 350 Sq.ft. and also kutchha structures
consisting of two rooms on the said ground floor
on measuring 150 Sq.ft. and one pucca room on
the first floor measuring 80 Sq.ft. total pucca
and kutchha built up area 500(on ground floor) +
80 Sq.ft.(on 1st. floor) =580 Sq.ft. The land

contd--P/8.

Nathu Lal
6/1/04

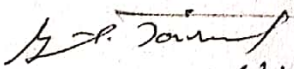
(8)


and house premises is bounded by :-
On the North:- Mani Hui ;
On the South:- House of Khushi Ram ;
On the East:- Rasta ;
On the West:- Lalta Singh ;
Annual rent Rs.2/- only payable to the
landlord the State of Jharkhand through
C.O. Jamshedpur.

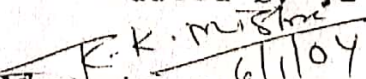
IN WITNESS WHEREOF the Seller is
executing this deed on the date first
above written.

Read over and explained the contents
of this deed to the executant in Hindi
who admits the same to be true and correct.
Shyam Lal K. Ram B. 6/1/04

WITNESSES:-

1. Rajesh Jain 6/1/04
2.  6/1/04

Typed by :-

Jsr. Court.

Drafted by :-

Advocate, Jsr. Court.

NOTE: The original sale deed and duplicate
copy are true and exact to each other
as per counting of total words of this
document is 900. Shyam Lal K. Ram B. 6/1/04



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

August 23, 2016

पंजी 11 प्रति

भाग वर्तमान	3	पृष्ठ संख्या	161											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जयशेदपुर	हलका का नाम	हल्का-4	इस्टेट का नाम	JHAR CHAND					
मौजा का नाम	जुगसलाई वार्ड-4	होलिंग संख्या	413	तौजी संख्या	1	धाना नम्बर	11614	खाता का प्रकार	---					
Varinder Singh , पिता-Late Balbir Singh एवं Jatinder Kaur , पति-Varinder Singh														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लम्बान	सेस			
413	1410	0 ऐ 4.62 डि 0 हे			Mutation Case No. 830/M/2016-17					81	117.45			
413	1412	0 ऐ 3.43 डि 0 हे												
कुल परिमाण		0 ऐ 8 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत वकाया	लागत चालू साल	रोड सेस वकाया	रोड सेस चालू साल	शिक्षा सेस वकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू साल	कृषि सेस वकाया	कृषि सेस चालू साल	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

पता देखें



यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी 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 अचलाधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करें

Schedule Sp. N.S.

Form No. V40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Jamshedpur

Halka : IV

Name of State : Jharkhand

Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata 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 affected by Mutation	Date of Correction of the Halka Register by the karmachari	Remarks												
1	2	3	4	5	6	7	8	9	10												
	830/M 2016-17	जुगसलाई	घाटशिला वार्ड नं०-4	413	अंचल अधिकारी जमशेदपुर 07.03.2017	निबंधित विक्री केवाला संख्या 74 दिनांक 06.01.2004	<table border="1"> <thead> <tr> <th>खाला</th> <th>प्लॉट</th> <th>रकबा</th> </tr> </thead> <tbody> <tr> <td>413</td> <td>1410</td> <td>0.0462 ए०</td> </tr> <tr> <td></td> <td>1412</td> <td>0.0343 ए०</td> </tr> <tr> <td></td> <td>कुल</td> <td>0.0805 ए०</td> </tr> </tbody> </table> <p>वार्षिक लगान 81.00 (इक्कासी) रूपये अलावे सेस के साथ VARINDER SINGH, Son of Late Balbir Singh and SMT. JATINDER KAUR, Wife of Sri Varinder Singh, सा०-जुगसलाई, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।</p>	खाला	प्लॉट	रकबा	413	1410	0.0462 ए०		1412	0.0343 ए०		कुल	0.0805 ए०		
खाला	प्लॉट	रकबा																			
413	1410	0.0462 ए०																			
	1412	0.0343 ए०																			
	कुल	0.0805 ए०																			



Forwarded to the karmachari, Halka No. IV
श्री मनोज कुमार सिंह

For Information and necessary action

Anchal Adhikari,
Jamshedpur

अंचल अधिकारी का कार्यालय, जमशेदपुर, पूर्वी सिंहभूम

पत्रांक 1596

दिनांक 27/7/18

भूमि सत्यापन प्रतिवेदन

राजस्व कर्मचारी एवं प्रभारी अंचल निरीक्षक के जाँच प्रतिवेदन के आधार पर भौजा-जुगसलाई, वार्ड नं०-4, खाता नं०-413 का पंजी 11 के अनुसार निम्न प्रकार जमाबंदी दर्ज है ।

खाता नं०	प्लॉट नं०	रकवा	जमाबंदी रैयत का नाम	भाग-पृष्ठ
413	1410 1412	0.0462 ए० 0.0343 ए०	वरिन्दर सिंह, पिता स्व० बलवीर सिंह एवं जतिन्दर कौर, पति वरिन्दर सिंह Mutation Case No. 830/M/2016-17	3-161



अंचल अधिकारी
जमशेदपुर

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद



Sch XIV F. No. 180V

जिला का नाम झारखण्ड
अनुमण्डल का नाम दलम
अंचल का नाम जामशेदपुर
मौजा जामशेदपुर
धाना वौ धाना नम्बर 14-4

V

रसीद क्रमांक JH 12 A 051798
रैयत का नाम श्री लालू प्रसाद
पिता का नाम श्री श्री जितेंद्र सिंह
जमाबन्दी नम्बर 14-161

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
413	1410.1412	0.08052

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया			विगत वर्ष	25/6/17
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
लगान	173.16					
सेस	200.00					
*ब्याज	/					
विविध	/					
योग	373.16					373.16

भुगतान का विवरण

अदायगी	बकाया				अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	
लगान					173.16
सेस					200.00
*ब्याज					/
विविध					/
योग					373.16

- कुल योग (शब्दों में)
- नाम अदाकर्ता
- कुल बकाया

अनामिक
373.16

(हल्का कर्मचारी)
हस्ताक्षर एवं दिनांक

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

SPL/2015