

Marginal Deed value 23,00,000 = 10 Stamps Rs. 45,600 = 23,000  
46,500 = 23



5  
A.P.  
4/7/06

भारतीय गैर न्यायिक  
23,00,000

020D 434281



Daljit Singh  
4.7.06



Attested

My defect had duly 8/12/05  
and accepted accordingly  
letter no. 361 dt 16/2/2006 issued by  
Secretary cum Inspector of Land Revenue  
Biharpatore

4/7/06

SALE DEED :

This Deed of Sale is made on this the 4th day of July, 2006, at Jamshedpur : B Y : -

S. DALJIT SINGH, Son of Kartar Singh,  
by faith sikh, Nationality Indian, by  
Occupation Business, resident of Jawanar  
Nagar, Mango, P.S. Mango, Town Jamshedpur,  
District East Singhbhum, State of Jharkhand  
hereinafter called the 'VENDOR' ( which

Fee paid  
AKI 23000000 (1)  
N @ 36200  
Stamp 2500  
R fee 074  
23039.44

4/7/2006



05AA 112379

S. Rajdeep Singh  
90.7.06

:: 2 ::

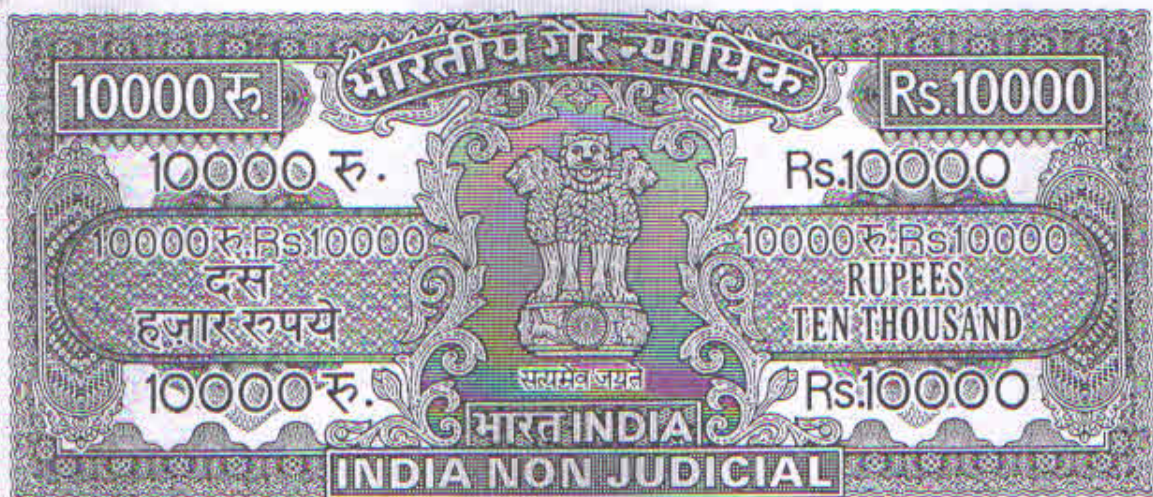
expression unless repugnant to the context shall mean and include his heirs, successors, representatives and assigns) of the One Part ;

IN FAVOUR OF :

- 1) S. RAJDEEP SINGH BHORAY  
Son of S. Joginder Singh  
by Occupation-Business ;
- 2) S. JASPAL SINGH  
Son of S. Harbhajan Singh  
by Occupation - Business ;

both by faith Sikhs, Nationality Indians ,  
residents of No.1) 38 X Type Bhima Road ,  
Sidhgora, P.O. Agrico, P.S. Sidhgora, Jamshedpur  
Dist. East Singhbhum and No.2) 63/2 New  
Kashidih, Sakchi, P.S. Sakchi, Jamshedpur, Dist.  
East Singhbhum, hereinafter called the  
' PURCHASERS ' ( which expression unless  
repugnant to the context shall mean and  
include their heirs, successors, represen-  
tatives and assigns) of the Other Part ;

contd.....p/3



05AA 112380

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Nature of Deed : Sale Deed ;

Actual Consideration Money: Rs.15,00,000/-  
(Rupees Fifteen Lakhs ) only ;

But as per present value Stamp Duty paid  
for Rs.23,00,000/- (Rupees Twentythree Lakhs) only ;

WHEREAS, the Vendor is the absolute ,  
lawful and bonafide owner of the landed  
property, morefully described in the  
schedule below ;

AND WHEREAS, the Vendor has purchased  
the aforesaid landed property from its  
former owners Haradhan Mahato Son of late  
Narayan Mahato of Pardih, Mango, Jamshedpur,  
vide a registered Sale Deed bearing No.5571  
Dated 1.6.76 , registered at Sub Registry  
Office , Jamshedpur ;

contd....p/4



80/1/81  
20.7.06

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And whereas, after purchasing the said property, the Vendor filed an application before Additional Settlement Officer, Jamshedpur vide Case No.53(D)/1999-2000, under C.N.T. Act, 85(2)(1) according to fixation, for rent Fixation and Mutation in favour of the present Vendor and accordingly his name mutated in the record of the Anchal Adhikari, Jamshedpur vide a Mutation case No.1116/2000-2001, dated 28.2.01, with respect to the Schedule below property, and whereas the Vendor has been in peaceful physical possession over the same on payment of rent and other charges thereof;

And whereas, the Vendor being in urgent need of Money, expressed his desire to sale his schedule below property before the purchasers and approached for the same, and the purchasers offered Rs.15,00,000/- (Rupees Fifteen Lakhs) only, as the consideration amount thereof;



S. D. S. / 20.7.06

:: 5 ::

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

1) That in pursuance of the aforesaid agreement and in consideration of a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only paid by the purchasers to the Vendor, details of which is shown in Memo of Consideration, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of Schedule below property, the Vendor by these presents do hereby sell, convey, transfer, deliver all that property described in the schedule below together with its all rights, title, interest and possession, to have and to hold the same as absolute owner thereof without any interruption, hindrance or disturbance by the Vendor or any other person/s claiming under him.

contd....p/6

B. D. Singh  
20.7.71

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2) That all the right, title and interest of the said schedule below property of the Vendor is now vested in the purchasers and the purchasers with their heirs will enjoy and possess the same for ever without any interruption of others ;

3) That the Vendor or his heirs and successors will have no claim over the landed property hereby conveyed .

4) That the delivery of possession of the aforesaid schedule below property has been given in favour of the purchasers and the purchasers will pay rent of the said property to the landlord in place of the Vendor ;

contd....p/7

S. Dalvi & Co.  
11.7.06

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5) That the Vendor will have no any objection whatsoever if the aforesaid property is mutated and transferred in the names of the purchasers in the Office and record of the landlord the State of Jharkhand and the Vendor hereby undertakes to assist and co-operate the purchasers in such matters.

6. That the landed property hereby conveyed is free from all encumbrances and if it transpires that the said property is not free from all encumbrances then the Vendor with his heirs and successors will be civilly and criminally liable to the purchasers and their heirs and successors and will be bound to make good loss, if any, sustained by the purchasers or their heirs & successors.

7) That this Sale Deed shall be binding on all concerned including the heirs and successors of both the Vendor & Purchasers.

contd.....p/8

20.7.11  
S. B. S.

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SCHEDULE :

In the District East Singhbhum , Dist. Sub  
Registry Office & town Jamshedpur, Pargana  
Dhalbhum, in Mouza Pardih , P.S.Mango, Thana  
No. 1841 , in ward No. 8 , M.N.A.C. all that  
piece and parcel of Homestead land ,  
recorded under :-

<u>Khata No.</u>	<u>Plot No:</u>	<u>Area:</u>
1249	23 (Twentythree)	0-10-0 Kathas
(One thousand	24 (Twentyfour)	0-07-0 Katha
two hundred	25 (Twentyfive)	0-05½-0 Katha
fortynine)	26 (Twentysix )	0-03½-0 Katha
	27 (Twentyseven)	0-01-0 Katha
	Total =	0-27-0 Kathas (Twentyseven Kathas ) i.e. 1 Bigha 7 Kathas

contd....p/9



20.7.11  
S. P. Singh

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bounded by :-

North: Tamolia Road ;

South: Rest portion of Plot No.23  
& Plot No.30 ;

East : N.H.33 ;

West : Rest portion of Plot No.26 & 27 ;

Annual Rent of Rs.3/- per Katha  
only payable to the Landlord the State of  
Jharkhand through the C.O. at Jamshedpur ;

Memo of Consideration :

<u>Date :</u>	<u>Mode of Payment :</u>	<u>Amount (Rs)</u>
	By cheque/s / Cash	15,00,000/-

(Rupees Fifteen Lakhs) only ;

In Witness whereof the Vendor has hereunto  
set and subscribed his hand on this Deed today  
at Jamshedpur , on the date aforementioned ;

contd....p/10

S. G. Singh  
20.7.06

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Read over and explained the contents of this Deed to the Vendor who admitted the same to be true and correct.

Tapan Mandal  
4/7/06

Witnesses :

1. Sunder Singh  
S/O GURDIAL Singh  
PSE BEHIND SHIV MANDIR  
SITARAM DEKAT
2. Tapan Mandal Mohli  
J.N. ~~...~~ Sakchi  
131, Sanjay Rd.

Mr. TAPAN MANDAL  
Tapan Mandal  
DEED WRITER-JSR.  
Reg. Licence No. 7/2005  
Drafted by:

Typed by : Amrason  
Jamshedpur Court ;

Certificate:

Certified that the original and duplicate Deeds are the exact copy of each other and each contains 1680 words approx.

Tapan Mandal  
4/7/06

contd....p/11

S. Rajdeep Singh  
4.7.06

:::11 :::



Jay  
Rajdeep Singh Bhoray  
4.7.06



Attested  
Jaspal Singh  
4.7.06

Certificate :

Certified that the finger prints of left hand of each person whose photograph is affixed in the document have been obtained before/by me;

Mr. TAPAN MANDAL

Japan Mandal

DEED WRITER-JSR.

Reg. Licence No. 7/-05



# राजस्व, निबंधन एवं भूमि सुधार विभाग

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पंजी विवरण

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## विवरण

भाग वर्तमान	: 28	पृष्ठ संख्या	: 1
जिला का नाम	: पूर्वी सिंहभूम	अनुमंडल नाम	: धालभूम
अंचल का नाम	: जमशेदपुर	हलका का नाम	: हल्का-9
मौजा का नाम	: वार्ड नं.-8 अ.क्ष.मानगो	होलिडिंग संख्या	: 1
थाना नाम	: घाटशिला	थाना नंबर	: 01
तौजी संख्या	: 1	इस्टेट का नाम	: JHARKHAND
खाता का प्रकार	: अनाबाद बिहार सरकार		

रैयत का नाम	: क्रम सं.	रैयत का नाम	जाति	निवासी
	1.	S. Rajdeep Singh Bhoray पिता - S. Joginder Singh	अज्ञात	Sidgora
	2.	S. Jaspal Singh पिता - S. Harbhajan Singh	अज्ञात	Sidgora

## बकाया राशि का विवरण

कुल बकाया राशि : 2185.40

से वर्ष : 2017-2018

तक वर्ष : 2018-2019

कुल वर्ष : 2

क्रमांक	वित्तीय वर्ष	लगान	रोड सेस	शिक्षा सेस	स्वास्थ्य सेस	कृषि सेस	कुल
1	2017-2018	446.00	111.50	223.00	223.00	89.20	1092.70
2	2018-2019	446.00	111.50	223.00	223.00	89.20	1092.70

[रजिस्टर-1 विवरण](#)[पिछली भुगतान देखें](#)[पुनः खोज करें](#)[ऑनलाइन भुगतान करें](#)