

3826 Sale value 130000 - Page 2069 5000Rs.



25

15/4/05
बिना किसी प्रकार के कर्जा के
व्यक्तिगत रूप से
व्यक्तिगत रूप से
व्यक्तिगत रूप से

Amarjeet Kaur
6/11/2005
1974

Amarjeet Kaur
15/4/05
5200

SALE DEED

This deed of sale is made on this the 15/4 day
15/4/05 of April, 2005 at Jamshedpur, EY :

Prepared
Rs 1300 = 00
Rs 36 = 00
1336 = 00
Rs 250
Rs 0.94
1339 = 44
1974

Amarjeet Kaur wife of Lab Singh, by faith sikh,
by nationality Indian, by occupation household affair
resident of Jamco Azadbasti, P.S. Telco, town
Jamshedpur, District Singhbhum East, hereinafter call
the "VENDOR" (which expression unless repugnant to
the context shall mean and include her legal heirs,
successors, representatives and assigns) of the
ONE PART;

IN FAVOUR OF :

- 1) Ranjit Kumar Singh, by occupation service,
 - 2) Sanjit Kumar , by occupation business
- both sons of Balmiki Prasad Singh, by faith
Hindu, by nationality Indian, residents of
Village Baliya Buzurg,

Contd...p/2.

Ranjit Kumar Singh



*Amarajit Das
15/7/50*

-: 2 :-

P.C. Rajhat, P.S. Akbarpur, District Nawada, hereinafter called the "PURCHASERS" (which expression unless repugnant to the context shall mean and include their respective legal heirs, successors, representatives and assigns) of the OTHER PART;

WITNESSETH AS FOLLOWS :

Whereas, a piece and parcel of land being portion of New Plot No. 1820, recorded under New Khata No. 440 situated in Mouza Dinna, P.S. M.G.M. within ward No. 9 M.M.A.C. District Singhbhum East, morefully described in the Schedule below previously belonged to one Biplab Das Son of Late Hari Pada Das;

And whereas, while aforesaid Biplab Das had been in peaceful possession over the said land morefully described in the Schedule below as absolute owner thereof he transferred the said land in favour of (1) Sri Sakti Pada Das, (2) Sri Kebal Das and (3) Sri Krishna Kanti Das, all sons of Sri Madan Mohan Das of Uliyan, P.S. Kadna,

Contd...p/3.

Rajit k Singh



-: 3 :-

Amoyjit K...
15/09/05

town Jamshedpur, District Singhbhum East, by means of Registered deed of sale bearing Sale Deed no. 5554 dated 21.8.1999 registered at Jamshedpur Sub-Registry office;

And whereas, after the aforesaid transferred while said Sri Sakti Pada Das along with his aforesaid two brothers had been in joint peaceful possession of the said land as absolute owner thereof, they jointly transferred the aforesaid land in favour of the present vendor by means of Registered deed of sale bearing No. 2492 dated 26.6.'96 registered at District Sub-Registry office Jamshedpur;

And whereas, since the aforesaid purchase the vendor is in peaceful possession over the said land converting the same into a homestead land and is paying rent to the landlord after mutating her name in the landlord's Sheresta vide Mutation Case No. 1544/2004-05,

Contd...p/4.

Ranjit K...

Amarjit Kaur
15/5/05

-: 4 :-

as absolute owner thereof without any interference from any corner in any manner whatsoever;

And whereas, being in urgent need of money to acquire some other properties the vendor expressed her desire to sell the said land being portion of New Plot No. 1820, recorded under New Khata No. 440 situated in Mouza Dimna, P.S. M.G.M. within Ward No.9 M.W.A.C. District Singhbhum East morefully described in the schedule below;

And whereas, having come to know about the said desire of the Vendor the Purchasers approached the vendor for purchase of the aforesaid land morefully described in the schedule below and offered a sum of Rs. 1,30,000/- (Rupees one lakh thirty thousand) only as price thereof which the highest available market price for the same;

And whereas, the vendor has agreed to sell and the Purchasers have agreed to purchase the said land fully described

Ranjit Kaur Singh

Anarjit Kaur
13/5/05

-: 5 :-

in the schedule below on the said consideration amount of Rs. 1,30,000/- (Rupees one lakh thirty thousand) only;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1) That in pursuance to the above agreement and in consideration of a sum of Rs. 1,30,000/- (Rupees one lakh thirty thousand) only being the total sale price of the schedule below land paid by the purchasers to the Vendor, the receipt whereof the Vendor hereby admits and acknowledges, the Vendor has conveyed and transferred by way of absolute sale by these presents all that piece and parcel of land morefully described in the schedule below with all her right, title, interest, easements and possession thereto in favour of the purchasers TO HAVE AND TO HOLD the same as absolute owners thereof.

2) That the Vendor has delivered vacant physical possession of the said land to the purchasers absolutely free from encumbrances, liens or charges of any kind whatsoever, and the purchasers shall

Rawjit Ks Singh

Amarjit Khair
17/05

-: 6 :-

have quiet and peaceful possession of the same without any interruption from the Vendor or any other person or persons claiming under her.

- 3) That the purchasers shall be entitled to have their names mutated in respect of the schedule below land in the records of the landlord, the State of Jharkhand and shall pay rent and obtain rent receipt in their own names for which the Vendor has got no objection whatsoever.
- 4) That the Vendor has ceased to have any right, title, interest, possession or claim in any manner over the Schedule below land from this day.
- 5) That the Vendor hereby assures the purchasers that if for any defect in the title of the Vendor in the said property the purchasers suffer any loss the Vendor shall compensate the purchasers for such loss.
- 6) That the Vendor has further agreed to execute and register any further or other deed of assurance or document at the cost of the purchasers that may be required to

Ranjit-ks Singh

-: 7 :-

Amarjit Kaur
15/4/03

more perfectly confirm the ownership and possession of the Purchasers in the Schedule below landed property.

Schedule.

All that piece and parcel of raiyati agricultural land measuring an area 0-2-10 (two kathas and Ten Durs) equivalent to 1798 Sq.ft. being portion of New Plot No. 1820, recorded under New Khata No. 440, situated in Mouza Dimna, P.S. M.G.M. within Ward No. 9 M.W.A.C., survey Thana No. 1643, District Singhbhum East and bounded as follows :

North :- 16'ft. wide Road,

South :- Plot No. 1830,

East :- Rajwant Kaur,

West :- Remaining portion of Plot No. 1820,

Annual rent Rs. 10/- per decimal payable to the landlord, the State of Jharkhand through the C.O. Jamshedpur.

Rajjit Kaur Singh

Contd...p/8.

Anarjit Kaur.
15/4/05

-: 8 :-

In witness whereof, the Vendor has executed this deed of sale at Jamshedpur on this the day, month and year first above mentioned.

Witnesses :-

1. Lal K
15/4/05

2. nam sam
15/4/05

Note :- Certified that the original and duplicate copy of this deed are same and exact copy of each other and each contains 1465 words.

Jagan Kaur
15/4/05

Typed by:

[Signature]
Jamshedpur.

Drafted by:

[Signature]
Advocate,
Jamshedpur.

Anarjit Kaur Singh

708

55



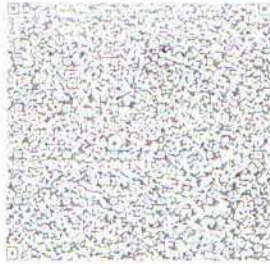
सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

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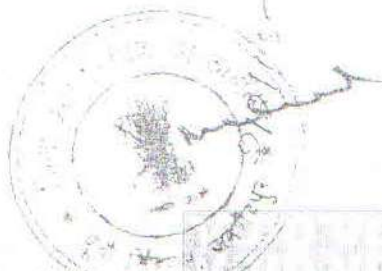
Certificate No.	: IN-JH00993989381548N
Certificate Issued Date	: 04-Feb-2015 06:18 PM
Account Reference	: SHCIL (FI)/jhshcil01/BISTUPUR/JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0101225215772484N
Purchased by	: SMT SUMA DEVI
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 10,00,000 (Ten Lakh only)
First Party	: KULWANT KOUR AND ANOTHER
Second Party	: SMT SUMA DEVI
Stamp Duty Paid By	: SMT SUMA DEVI
Stamp Duty Amount(Rs.)	: 40,000 (Forty Thousand only)



.....Please write or type below this line.....

सुमा देवी

Kulwant-Kour 2/2/15
Babbar Kaur 2/2/15



0002775064

Statutory Alerts

1. The authenticity of this e-Stamp Certificate should be verified at: www.jhalestamp.com. Any discrepancy in the details in this Certificate and as available to the vendor renders it invalid.
2. The onus of checking the legitimacy is on the users of this certificate.
3. In case of any discrepancy, please inform the Competent Authority.

Sale Value Rs. 10,00,000/- P.S. Mango

Stamp Rs. 40,000/-

Amrik Singh

Kulwant Kour
9/2/15



ATTESTED

Amrik Singh
Amrik Singh
Amrik Singh
Amrik Singh



Amrik Singh
Amrik Singh



Balbir Kaur
9/2/15



ATTESTED

36
R.O.
9/2/15

23
[Illegible text]

[Signature]
9/2/15

[Signature]
9/2/15

Consideration Rs. 10,00,000/-

SALE DEED

THIS DEED OF SALE is made on this the 11th day of February, 2015 at Jamshedpur, B Y:

- 1) KULWANT KOUR, Wife of Jarmal Singh, and
 - 2) BALBIR KAUR, W/o Late Amrik Singh,
- Both by faith Sikh, by Caste Sikh, by Nationality Indian, by occupation housewife. No. 2 resident of H. No. 19, Village Dall, P.O. Dall, District Tarn Taran, (Punjab) presently both residing at Road No. 4, Anand Vihar Colony, Mango, P.S. M.G.M. Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "VENDORS" (which expression unless repugnant to the context shall mean and include their respective legal heirs, successors, representatives and assigns) of ONE PART, PAN: BKUPK066CD and AVMPK2290H, respectively.

Michael
AN 101-30,000/-
2=50
-LR- 0=94
P Fee 300
R.C.H.C.
Amrik Singh
[Illegible text]

सुमा देवी

Shubendra Kumar
9/2/15

Balbir Kaur
9/2/15

IN FAVOUR OF:

Smt. SUMA DEVI, W/o Sri Balmiki Prasad Singh, by faith Hindu, by Caste Bhumihar Brahmin, by Nationality Indian, by occupation housewife, resident of Flat No. 115, Pushpanjali Complex, Dimna Chowk, P.S. M.G.M. Town Jamshedpur, District East Singhbhum, Jharkhand hereinafter called the "PURCHASER" (Which expression unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the OTHER PART, PAN:

WITNESSETH AS FOLLOWS:

Whereas, the Vendors are the lawful and absolute owners of a piece and parcel of raiyati homestead land measuring area 2 (Two) Kathas 10 (Ten) Dhurs, i.e. 1798 Sq.ft recorded under New Khata No. 440, in portion of New Plot No. 1820 situated in Mouza Dimna, P.S. M.G.M (Mango), within Survey Thana No. 1643, Ward No. 9 MNAC, Town Jamshedpur, District East Singhbhum more fully described in the Schedule below:

And whereas, the aforesaid land previously purchased by Shakti Pada Das along with his other two brothers, all sons of Sri Madan Mohan Das, by means of registered Sale Deed No. 5554 dated 21.08.1989 Registered at Sub-Registry office, Jamshedpur from its previous lawful owner Biplab Das, S/o Late Hari Pada Das while the nature of land was raiyati Agricultural Don-II nature land:

And whereas, after purchasing the aforesaid land, said Shakti Pada Das and his other two brothers came in peaceful possession and enjoyment over the said land and latter on transferred the

शुभादेवी

Kulwant - Kaur
9/12/11
Balbir Kaur
9/12/11

- 4 -

said land in favour of one Rajwant Kaur W/o Gurmej Singh, of Jemco, Azadbasti, P.S. Telco, Jamshedpur, by means of registered Sale Deed No. 2493 dated 26.06.1996, registered at District Sub-Registry office, Jamshedpur and delivered peaceful possession in favour of said Rajwant Kaur;

And after purchasing the aforesaid land more fully described in the Schedule while said Rajwant Kaur had been in peaceful possession thereof without any interference from any corner, she transferred the said land in favour of the present Vendor No. 1 and Amrik Singh (husband of Vendor No.2), by means of registered Sale Deed No. 753 dated 19.02.1997 registered at District Sub-Registry office, Jamshedpur,

And since purchase aforesaid Kulwant Kour (Vendor No.1) and Amrik Singh had been in joint peaceful possession and enjoyment over the said land after converting the land into a homestead land in the life time of Amrik Singh without any interference from any corner;

And whereas, aforesaid Amrik Singh S/o Karnail Singh died leaving behind his widow, Balbir Kaur (Vendor No. 2) as his only legal heir, and successor, who inherited the property left by her husband, Amrik Singh, including the Schedule below land and is in joint possession and enjoyment with the Vendor No. 1 over the Schedule below land without any interference from any corner;

And whereas, the present vendors are in urgent need of money to acquire some other properties and expressed their desire to sell the said land more fully described in the Schedule below:

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- 5 -

Subhash -/Kor
9/10/15

Balbir Kumar
9/10/15

And whereas, having come to know about the said desire of the Vendors, the Purchaser approached the Vendors for purchase of the said land more fully described in the Schedule below and offered a sum of Rs.10,00,000/- (Rupees Ten Lakhs) only as price thereof;

And whereas, the Vendors have agreed to sell and the Purchaser has agreed to purchase the said land more fully described in the Schedule below on the said consideration amount of Rs.10, 00,000/- (Rupees Ten Lakhs) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1) That in pursuance to the above agreement and in consideration of a sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only paid by the Purchaser to the Vendors, the receipt whereof the Vendors do hereby admit and acknowledge as full and final consideration for sale of all that rayati land, area measuring 2 (Two) Kathas 10 (Ten) Dhurs being portion of New Plot No.1820, recorded under New Khata No.440, situated at Mouza Dimna, P.S. M.G.M., Survey Thana No.1643, District East Singhbhum, more fully described in the Schedule below, the Vendors do hereby sell, convey, transfer and assign all that land more fully described in the Schedule below together with all right, title, interest, possession easement and appurtenances thereto unto the Purchaser TO HAVE AND TO HOLD the same as absolute owner thereof with all right, title, interest, and possession of the Vendors hereto before enjoyed in respect of the said Schedule below land.

2) That the Vendors have delivered physical possession of the land described in the Schedule below unto the Purchaser and henceforth the Purchaser shall have quiet and peaceful possession over the same

सुमा देवा

Shivani Kaur
9/8/15

Ballvi Kaur
9/8/15

:- 6 :-

as absolute owner thereof without any interference of the Vendors or any person or persons claiming under them.

- 3) That the Vendors have completely divested of all their rights, title, interest in the landed property described in the Schedule below and henceforth the Vendors will cease to have any manner of right, title, interest or possession over the said land.
- 4) That from this day the Purchaser shall enjoy and possess the said land as absolute owner thereof with full powers to convey, transfer, and alienate the same or any part thereof to any person or persons.
- 5) That the landed property hereby conveyed by the Vendors to the Purchaser is free from encumbrances or charges of any kind whatsoever.
- 6) That the Purchaser shall be entitled to get her name mutated with respect to the Schedule below land in the records of the landlord, the State of Jharkhand through the C.O. Jamshedpur, and to pay rent and taxes in her own name and shall obtain receipt thereof for which the Vendors have got no objection whatsoever.
- 7) That the Vendors hereby assure the Purchaser that if for any defect in the title of the Vendors in the said landed property, the Purchaser suffers any loss the Vendors shall compensate the Purchaser for such loss sufficiently.
- 8) That the Vendors further assures the Purchaser to execute any further deed and documents at the cost of the Purchaser that may be necessary to more perfect the title of the Purchaser in respect of the demised landed property.

सुमा देवी

Subscribed - 11/07/2011

Balbir Kaur
9/8/11

SCHEDULE

All that piece and parcel of raiyati homestead vacant land measuring area 2 (Two) Kathas 10 (Ten) Dhurs i.e. 1798 Sq. ft or 4.123 Decimals being Portion of New Plot No. 1820, recorded under New Khata No. 440, situated at Mouza Dimna, P.S.M.G.M. (Mango), Survey Thana No. 1643, within Ward No. 9 MNAC, Town Jamshedpur, District East Singhbhum, and bounded as follows:

North: - 16 ft. Wide Road,

South: - Plot No. 1830,

East: - 18 ft. Wide Road,

West: - Ranjit Kumar Singh & Sanjeet Kumar, Plot No. 1820 (Part).

Annual Rent payable to the landlord, the State of Jharkhand, through the C.O. Jamshedpur.

In witness whereof, the Vendor has executed this deed of Sale at Jamshedpur on this the day, month and year first above written.

Witnesses:

1. Jamal Singh s/o Late. Durg Shankar Singh
Anand Vihar colony Road No. 11, Mango

2. 16/11/11
9/8/11

Typed by: [Signature]
Jamshedpur.

Drafted by:
[Signature]
Advocate.

सुभा देवा

Subrat Kaur
9/8/15

Balbir Kaur
9/8/15

2-18-11-2015



Certificate: - Certified that the finger prints of left hand of each person whose photographs affixed in the document have obtained by me/before me.

Subrat Kaur
Advocate

सुभा देवी



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

Token No 33

Token Date/Time: 09/02/2015 13:49:28

Document Type	Sale Deed	Presenter	Kulwant Kour	Date of Entry	09/02/2015
Presenter Name & Address	Rd No 4 Anand Vihar Colony Mango Ps M.G.M Jsr	DOE		Total Pages	38
Stampable Dcr Value	1000000	Stamp Value	40000	Book	1
Document/Transaction Value	1000000	Serial No	0	CNO/PNO	
Special Type		Old Serial No	/		
Remarks / Other Details		App: ID		e-Stamp Cert. No.	IN-JH00993989381548N

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1643	9	DIMNA	440 New	1820 New			U_RES	4.123 Decimal	776360 @

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Kulwant Kour	W/O Jarmal Singh	H/W	General	Bkupk0660d		Rd No 4 Anand Vihar Colony Mango Ps M.G.M Jsr
2	VENDOR	Balbir Kour	W/O Late Amrik Singh	H/W	General	Avmpk2290h		Rd No 4 Anand Vihar Colony Mango Ps M.G.M Jsr
3	VENDEE	Suma Devi	W/O Balmiki Prasa Singh	H/W	General	Form 61		Flat No 115 Pusanjali Complex Dimna Chowk Ps M.G.M
4	Identifier	Jarmal Singh	Late Darshan Singh	Business	General			Anand Vihar Colony Mango Jsr
5	Witness1	Jarmal Singh	Late Darshan Singh	Business	General			Anand Vihar Colony Mango Jsr
6	Witness2	Devendra Dogra	Late M Dogra	Business	General			Mango Jsr

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL	2.50	0.00	2.50
2	PR	0.94	0.00	0.94
3	A1	30,000.00	300.00	30,300.00
4	SP	570.00	0.00	570.00
Total		30,573.44	300.00	30,873.44

Kulwant Kour

यह प्रविष्टि दस्तावेज में अंकित तथ्यों के अनुरूप है।

यह दस्तावेज

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन एवं सारांश में ड्रॉफ्ट फार्म के अनुरूप डाटा इंट्री की गई है।

Suma Devi
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त
स्वीकार किया
जिसकी
पहचान
निवासी

① कुलवंत कौर
② बसबीर कौर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जर्मल सिंह
मानगो

पिता स्व. दर्शन सिंह
पेशा व्यवसाय

ने की।

Suma Devi
निबंधन पदाधिकारी का हस्ताक्षर

सुमा देवी



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.33 Token Date: 09/02/2015 13:49:28
Serial/Deed No./Year :708/550/2015
Deed Type: Sale Deed

	Party Details	Photo	Thumb
1	Kulwant Kour Father/Husband Name:W/O Jarmal Singh (VENDOR) Rd No 4 Anand Vihar Colony Mango Ps M.G.M Jsr		
2	Balbir Kour Father/Husband Name:W/O Late Amrik Singh (VENDOR) Rd No 4 Anand Vihar Colony Mango Ps M.G.M Jsr		
3	Suma Devi Father/Husband Name:W/O Balmiki Prasa Singh (VENDEE) Flat No 115 Puspajali Complex Dimna Chowk Ps M.G.M		
4	Jarmal Singh Father/Husband Name:Late Darshan Singh (Identifier) Anand Vihar Colony Mango Jsr		
5	Jarmal Singh Father/Husband Name:Late Darshan Singh (Witness1) Anand Vihar Colony Mango Jsr		
6	Devendra Dogra Father/Husband Name:Late M Dogra (Witness2) Mango Jsr		

Book No. 1
Volume 35
Page 589 To 626
Deed No 708/550
Year 2015
Date 09/02/2015 16:35:16

Registering Officer

Signature of Operator

सुभादेका