

8187 Sale value 32,89,100 M.B.M. 7208



म.स. 21.9.07

₹ 32,000

02DD 734167



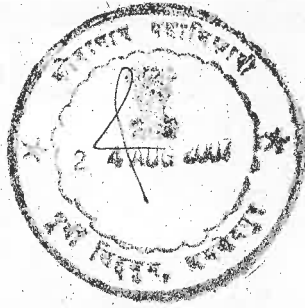
श्री राम प्रसाद सिंह  
पत्नी श्री बच्चि देवी  
21/9

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 21ST. DAY OF SEPTEMBER, 2007, AT JAMSHEDPUR, B Y :-

SMT. BACCHI DEVI wife of Shri Ram Kishor Singh and daughter of Late Ram Prasad Singh @ Ram Pratap Singh, by faith Hindu, by occupation Household affairs, Nationality Indian, resident of Or.No. 38/7, Telco Colony, Kharangajhar, P.S. Telco, town Jamshedpur, District Singhbhum East, hereinafter referred to as the SELLER (which expression shall, unless excluded by or repugnant to the context mean and include her heirs, successors, representatives, administrators, executors, nominees and assigns) of the ONE PART ;

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Have Recd Single of JSR.  
Sale deed  
1,32,000/-

24/9/07



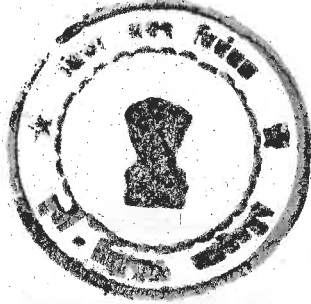
21-9-07

व्यक्ति देवी राम कृष्ण सिंह

देवी राम देवी

23/9/07

27/9/07



21/9/07

व्यक्ति देवी

राम कृष्ण सिंह  
93799

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व्यक्ति देवी

375 V 35/52

Ram Krishan Singh

21/9/07





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2-9-08  
2-1-11

-- 2 :-

IN FAVOUR OF

SHRI HARE RAM SINGH Son of Late Chandrama Singh, by faith Hindu, by occupation Business, Nationality Indian, resident of 374, Bhulyadih, P.O. Agrico, P.S. Sitaramdera, town Jamshedpur, District Singhbhum East, hereinafter referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context mean and include his heirs, successors, representatives, nominees and assigns) of the OTHER PART ;

NATURE OF THE DEED : DEED OF SALE

CONSIDERATION AMOUNT: Rs. 24,95,000/- (Rupees twenty four lacs ninety five thousand) only.

AS PER GOVT. VALUE : Rs. 32,89,500/- (Rupees thirty two lacs eighty nine thousand five hundred) only.

WHEREAS, the Seller Smt. Bacchi Devi owned and possessed or is otherwise sufficiently entitled to the landed property, measuring more or less 39 kathas (thirty nine kathas), situated and lying within Mouza Baliguma, P.S. M.G.M. Medical College

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Hare Lam Singh of - ISK.  
Sale deed  
1,32,000/-

24/8/57



21/8/57



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बसंत सिंह  
21.9.09

-: 3 :-

(Mango), Thana No.1150, JNAC/MNAC Survey Ward No.10, District Singhbhum East, morefully described in the schedule below and hereafter referred to as the 'SAID LANDED PROPERTY' ;

AND WHEREAS, the father of the Seller Late Ram Prasad Singh @ Ram Pratap Singh, during his life alongwith one Jamuna Devi w/o. Ishwar Mahato, purchased some landed properties situated and lying within Mouza Baliguma, Present P.S. M.G.M. Medical College, Thana No.1150, District Singhbhum (now District Singhbhum East), on payment of valuable consideration from its previous owner and then Landlord Shri Jagadish chandra Deo Dhabaldeo, vide registered Deed No.4470, dated 05.12.44 of Sub-Registry Office, Jamshedpur and came in joint possession of the entire purchased land and subsequently, they as to avoid future disputes and litigations with respect to their respective shares in the above said total purchased land which was later on demarcated and measured having total area 2.38 Acres, partitioned the said 2.38 Acres of land in two equal shares having 1.19 Acres in each share, vide a registered Deed of Partition dated 13.08.70

P/4...



Harve Law Dept. of ISR.  
Sale Deed.  
1,32,000/-

24/8/07

*[Handwritten signature]*



02DD 734170

बिचारी देवी  
01.09.07

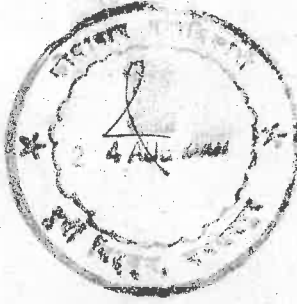
- : 4 -

bearing Deed No.7454, of Sub- Registry Office, Jamshedpur and they came in and have had been in peaceful possession of their respective shares, till their life, without any interruption of each other or from any other person or persons ;

AND WHEREAS after the death of said Ram Prasad Singh @ Ram Pratap Singh, his entire share of land devolved upon his daughter i.e. the Seller and subsequently some portions were recorded in the name of Seller alongwith her father as well as in separate khata in her own name which has been already sold to the Purchaser vide registered sale deed as per their agreed terms of the Agreement for Sale, dated 01.06.2006 ;

AND WHEREAS , 'said landed property' being part of the entire share of the deceased father of the Seller, said Ram Prasad Singh @ Ram Pratap Singh was wrongly and erroneously recorded under Bihar Sarkar Khata No.727, during the present Survey Settlement Operation mentioning therein unlawful possession of the Seller since 1970 but in Title

P/5...



File No. *Have Lam Singh of Ind.*  
*Sale deed*  
*1,32,000/-*  
*24/8/07*

*[Signature]*





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बिजली 21 9.07

--: 5 :-

Suit No.109/1998, filed by the Seller, the Honourable Court of Sub-Judge VI at Jamshedpur, has confirmed and declared the right, title, interest and possession of the Seller of the 'said landed property' vide decree in said Title Suit No.109/1998, order passed on 18th day of May, 2006 ;

AND WHEREAS, the Seller owing to her other commitments, being in need of money decided and subsequently agreed with Purchaser for ABSOLUTE AND OUTRIGHT SALE of the 'said landed property' morefully described in the schedule below, with some other landed property and accordingly, the Seller entered into an Agreement for Sale on 01.06.2006 with the Purchaser on the terms and conditions contained therein ;

AND WHEREAS , the Seller has already received the total consideration amount of Rs.24,95,000/- (Rupees twenty four lacs ninety five thousand) only from the Purchaser on different dates both by cash and through cheques as per their agreed terms of the said Agreement for Sale, dated 01.06.2006 and on receipt of the aforesaid total consideration

P/6...



21.6.07  
21.6.07

- : 6 :-

amount for the 'said landed property' has decided and agreed to execute and register this Deed of Sale in favour of the Purchaser with respect to the 'said landed property' ;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. THAT, in pursuance of the above agreement dated 01.06.2006 and in consideration of the aforesaid total sum of Rs. 24,95,000/- (Rupees twenty four lacs ninety five thousand) only, paid by the Purchaser to the Seller, as per their agreed terms, the said sum of Rs. 24,95,000/- (Rupees twenty four lacs ninety five thousand) only, the receipt of which sum the Seller has already admitted and acknowledged as the full, final and highest consideration amount of the schedule property and does hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the Seller herebefore enjoyed over the schedule land UNTO AND TO THE USE of the Purchaser absolutely and for ever.

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21/9/07



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21/9/04

-: 7 :-

2. THAT, the Seller has also delivered the physical possession of the schedule property in favour of the Purchaser and the Purchaser from this day onwards shall possess and enjoy the schedule property as its sole and absolute owner in every possible manner with power to dispose of the same in any manner he likes, without any let or hindrance of the Seller, her heirs or any other person/s claiming through her.
3. THAT, the schedule property hereby transferred in favour of the Purchaser is free from all encumbrances, liens or charges and prior to this transfer the Seller has not sold or otherwise alienated the same or part thereof to any other person/s and for any defect of title or possession of the Seller over the schedule property the Purchaser suffers any loss due to dispossession from the same or part thereof then the Seller shall remain liable to compensate all such losses sustained to the Purchaser.
4. THAT, henceforth the Purchaser shall be at

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21/9/04

103/121a

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liberty to mutate his name in the office of the Landlord, in respect of the schedule property and shall pay the rent for the same in his own name.

5. THAT, the Seller hereby also assures the Purchaser that she will, at the cost of the person requiring the same, execute any other document/s, if so required, in respect of the schedule property to further ensure the right, title and interest of the Purchaser over the same.

SCHEDULE  
( referred above to )

ALL THAT piece and parcel of raiyati land at present of Homestead nature, situated and lying within Mouza Baliguma, P. S. M. G. M. Medical College, Thana No. 1150, being portion of R. S. Plot Nos. 108, and 109, of R. S. Khata Nos. 177 and 178(a) curved out of C. S. Plot Nos. 118, 119 and 120, under Khata No. 39 and 40 within JNAC/MNAC Survey Ward No. 10, District Sub-Registry Office and town of Jamshedpur, Dist. Singhbhum East, recorded under New Khata No. and Plot Nos. as follows :-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Boundary</u>
727	487	0.03.00 Hect.	North: Plot No. 488; purchaser Niz; South: Plot No. 250 Purchaser Niz; East : Plot No. 486, Purchaser Niz; West : Plot No. 249;

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32957  
21/9/09

nominees and assigns) of the ONE PART

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Co. 6.15  
21/9/07

-: 9 :-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Boundary</u>
727	489	0.09.70 Hect.	North: Plot No.531, South: Plot No.488, Purchaser Niz; East : Plot No.490 , Purchaser Niz ; West : Plot No.249 ;
	490	0.13.10 Hect.	North: Plot No.530 ; South: Part of Plot No.486 ; Purchaser Niz; East: Plot No.491 ; West: Plot No.489, Purchaser Niz ;

Total Area : 0.25.80 Hectare

or 64.5 decimals equivalent to 01-19-0  
bigha (one bigha nineteen kathas) of  
rai-yati land.

Annual Rent: Rs.645/-only payable to the landlord,  
The State of Jharkhand, through C.O.Jamshedpur.

Traced Map of the portion sold, shown in red colour,  
attached herewith, which forms a part of this deed.

IN WITNESS WHEREOF, the Seller has hereunto signed  
at Jamshedpur, on the day, month and year first above  
mentioned.

WITNESSES:-

1. Ramkishore Singh  
21.9.07

2. S. S. A. A. E  
21-09-07

P/10...

nominees and assigns) of the ~~ONE PART~~ ;

P/2...

3295/2  
21/9/07

For 6-14  
10-2-10

--: 10 :--

Read over and explained the contents of this Deed to the Seller and she has admitted all the contents to be true and correct.

*Sudhas Mahato*  
21-9-09  
certified that the original and the duplicate of this Deed are same and exact to each other and each contains 1050 words *Basak*

Typed by:-  
*M. K. Saha*  
Jsr. Court.

Drafted by:-  
*Basak*  
Jsr. Court.



*K. Basak*  
21-9-09

PURCHASER

Certified that the finger prints of left hand of each person whose photographs are affixed in the document have been obtained by me or before me.

*Sudhas Mahato*  
21-9-09  
*S. C. Mahato*  
Deed Writer Jsr Court  
Licence No -13/06

nominees and assigns) of the ~~ONE PART~~ ;

329342  
*Basak*  
21/9/09

606-12  
10-2-10

-: 10 :-

Read over and explained the contents of this Deed to the Seller and she has admitted all the contents to be true and correct.

certified that the original and the duplicate of this Deed are same and exact to each other and each contains 1050 words

Typed by:-  
M. K. Saha  
Jsr. Court.

Drafted by:-  
S. C. Mahanta  
Jsr. Court.



M. K. Saha  
21.9.07

PURCHASER

Certified that the finger prints of left hand of each person whose photographs are affixed in the document have been obtained by me or before me.

S. C. Mahanta  
21.9.07  
Deed Writer Jsr Court  
Licence No -13/06

nominees and assigns) of the ~~ONE PART~~ ;

32934/2  
M  
21/9/07

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2007  
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आइस्यूचर केंद्र - अमराहपुर

वाइको- 10

ग्रामा- धातरशिला

जिल्ला- सिहमुरम

पैमाना - 1:1000 = 20m

सेक्सन - 1570-71 इ

Khatani  
727

Plot No -  
487 -

Area bounded by:  
0.0300 HectN- Plot No- 488 purchaser Niz

S- Plot No- 252, - do -  
E- Plot No- 486, - do -

W- Plot No- 249;  
489 - 0.0970 HectN- Plot No- 531;

S- Plot No- 488, purchaser Niz  
E- Plot No- 490; - do -  
W- Plot No- 249;

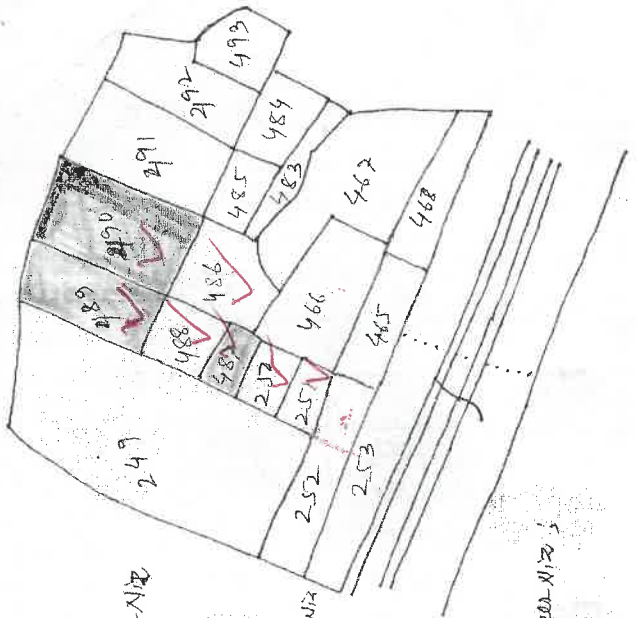
490 - 0.13.10 HectN- Plot No- 530;  
S- part of Plot No- 486,  
purchaser Niz;

E- Plot No- 491;  
W- Plot No- 489, purchaser Niz;

Total Area - 0.2580 HectN

or 64.58 aca. mls = 1681 Sq. m. (approx)

Land mark on



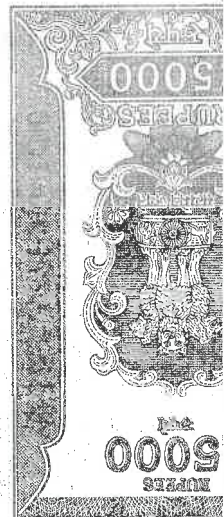
Seller

विक्रेता  
2.1.9.87

Purchaser

खरीदार  
2.1.9.87

अमराहपुर  
16/08/07



02DD 734167

7208

विक्रेता  
2.1.9.87  
खरीदार  
2.1.9.87

21ST  
- B Y :-  
Ishor  
Singh @  
Occupation  
resident  
Jhar, P.S.  
Bhum-East,  
(Which  
r repugnant  
Mrs, succe-  
executors,

जमशेदपुर   वार्ड नं.-10 अ.क्षे.मानगो   16411   Hare Ram Singh		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
727	487,489,490	0 एकड़ 63.9 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	
माल (नकदी)	635.00			635.00	635.00	635.00
गुजारी (भावली)	158.75			158.75	158.75	158.75
सेस	317.50			317.50	317.50	317.50
सूद	317.50			317.50	317.50	317.50
मुतफरकात	127.00			127.00	127.00	127.00
मीजान	1555.75			1555.75	1555.75	1555.75

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)		
माल (नकदी)			635.00	635.00	635.00	
गुजारी (भावली)			158.75	158.75	158.75	
सेस			317.50	317.50	317.50	
सूद			317.50	317.50	317.50	
मुतफरकात			127.00	127.00	127.00	
मीजान अदायकारी			1555.75	1555.75	1555.75	

(१) मीजान कुल (लफजों में) : Four Thousand Six Hundred Sixty Seven Rupees and Twenty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 4667.25

तारीख अमला तहसील कुनिन्दा : 04-12-2018

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



यह एक कम्प्युटर जनित प्रति है।

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 अंचलाधिकारी से संपर्क करें।

Print