

M.G.N. M... 8.807... 1730... 02DD 739852



02/08/06



Handwritten notes in Hindi: 'बचची देवी का नाम' and 'वकील का नाम'.

02DD 739852



Handwritten notes in Hindi: 'वकील का नाम' and 'वकील का नाम'.

Handwritten signature and date: '2/8/06'.

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 2ND DAY OF AUGUST, 2006 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 Qr.No. 38/7, Telco Colony, Kharangajhar, P.S. Telco, town Jamshedpur, District Singhbhum East, herein-after 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 ;

Fun Paid
A @ 173000
NW 3600
Subsidy 5000
P.F 188

17342.88

2/8/2006



Paid to Harsh Kam Singh of JSR
 for Sale deed
 Rs. 69,500/-
 on 21/6/06
 Treasury Officer, JSR.



बच्ची देवी
 21/6/06

बच्ची देवी, पति राम किशोर सिंह
 द्वारा प्रमाणिकृत मुस्तारनामा संख्या 200
 अर्थात् केन्द्र कारिणी या प्रमाणिकृत मुस्तारनामा संख्या 200
 प्रमाणिकर्ता (अटर्नी) हैं, ने ता. 200 के पुरखान (या अपराहत,
 10 अर्थात् नयनन कारिणीय है (प्रमाण वर)
 विवरण के लिए पेश किया।



विशेष सहायकारो
 21/6/06

बच्ची देवी पिता का नाम श्री
 पिता का नाम श्री

पिता का नाम श्री (अ) प्रमाणिकृत
 पिता का नाम श्री कि बिहारी देव
 पिता का नाम श्री ने की सकारा की उनीने
 प्रमाणिकृत मुस्तारनामा संख्या (दिल्ली) है।

62/5/2006
 बच्ची देवी
 63/5/21/06
 Ram Kishore Singh



02/08/2006



02DD 739853

बच्चि देवी
2/8/06

--: 2 :-

IN FAVOUR OF

SHRI HARE RAM SINGH son of Late Chandrama Singh, by faith Hindu, by occupation Business, Nationality Indian, resident of 374, Bhuiyadih, P.O. Agrico, P.S. Sitaramdera, town Jamshedpur, District Singhbhum East, herein-after 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. 17,30,000/- (Rupees Seventeen lacs thirty thousand) only.

WHEREAS, the Seller Smt. Bacchi Devi owned and possessed or is otherwise sufficiently entitled to the landed property, measuring more or less 20.54 (twenty point five four) kathas, situated and lying within Mouza Baliguma, P.S. M.G.M. Medical College (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' ;



Paid to *Shree Kam Singh of JSR*
for *Sale deed*
Rs. *69,500/-*
21/6/06
[Signature]
Treasurer, JSR.



21/6/06



05AA 114787

वज्जी देवी
2/8/06

--: 3 :-

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 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,

p/4.....



Paid to Sr. *Hameem Shah* of JSR
 for *Sale deed*
 Rs. *69,500/-*
21/6/06 Treasury,
 Treasury Officer, JSR.



21/6/06



बच्चि देवी
2/8/06

-: 4 :-

without any interruption of each other or from any other person or persons ;

AND WHEREAS, during present survey settlement Operation, the respective share of deceased said Ram Prasad Singh @ Ram Pratap Singh have been converted and recorded under New Khata No.404 in his name alongwith Co-sharer Smt. Jamuna Devi and his daughter Smt. Bacchi Devi, the Seller and also in the seperate name of the Seller under Khata No.257 ;

AND WHEREAS, out of the entire share of deceased said Ram Prasad Singh @ Ram Pratap Singh, as per the Present Survey Settlement Operation, the land measuring 0.0570 Hectere recorded under Khata No.257, bearing Plot Nos. 250 and 251 has been recorded in the name of the Seller, Smt. Bacchi Devi being part of 'said landed property' ;

AND WHEREAS, the land measuring 0.1180 Hectere, recorded under Khata No.404, bearing Plot Nos.486 and 488 has been recorded in the name of the Seller alongwith her deceased father said Ram Prasad Singh @



Taid to to *Home Ram Singh of JER*
 for *Sale deed*
 Rs. *69,500/-*
 21/6/06
[Signature] JER

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 H
 4

without any interference of any other person or firm
 any other person or firm
 and the Registrar, the respective State of
 said the terms of the deed and the deed
 been covered and recorded under the name of
 in the name of the said Home Ram Singh and
 and the Registrar, the Registrar, the Registrar
 also in the name of the said Home Ram Singh

and the Registrar, the Registrar, the Registrar
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21/6/06



बिना देवी
2/18/06

--: 5 :-

Ram Pratap Singh and one Jamuna Devi Wife of Ishwar Mahato, having each of them equal share ;

AND WHEREAS, the father of the Seller deceased said Ram Prasad Singh @ Ram Pratap Singh, during his life had transferred his 1/3rd. share in favour of the Seller by way of absolute gift, out of the entire land in abovesaid joint recorded Plot Nos. 486 and 488 and accordingly, since after the death of her father the Seller inherited the 1/3rd. share of her father and has been in possession of 2/3rd. share out of the land in Plot Nos. 486 and 488 measuring more or less 0.0787 Hectere, being part of the 'said landed property' ;

AND WHEREAS, the rent of the entire recorded landed property under Khata Nos. 257 and 2/3rd. proportionate rent for the land under Khata No.404 had been regularly paid by the Seller to the Superior Landlord, The State of Jharkhand, through C.O. Jamshedpur ;

AND WHEREAS, the Seller decided and subsequently after negotiations, agreed with the Purchaser



Paid to Sr. Home Ram Singh of JKA
 for Sale deed
 Rs 69,500/-
 21/6/06
 [Signature]

013121
 [Signature]

[Faint, mostly illegible text, likely a deed or legal document]



27/06



अच्छी देवी
2/8/06

-: 6 :-

for ABSOLUTE AND OUTRIGHT SALE of the 'said landed property' morefully described in the schedule below for a total and highest consideration amount of Rs. 17,30,000/- (Rupees seventeen lacs thirty thousand) only ;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. THAT, in pursuance of above and in consideration of the aforesaid total sum of Rs. 17,30,000/- (Rupees seventeen lacs thirty thousand) only, paid by the Purchaser to the Seller, the said sum of Rs. 17,30,000/- (Rupees seventeen lacs thirty thousand) only, the receipt of which sum the Seller does hereby admit and acknowledge 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 heretofore enjoyed over the schedule land UNTO AND TO THE USE of the Purchaser, absolutely and for ever.
2. THAT, from today, the Seller has also delivered the physical possession of the schedule property in



Paid to *Have Ram Singh of JCR.*
 for *Sale deed*
 Rs... *69,500/-*
21/6/06
 T. u. C. JCR.

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fd

The undersigned has received from the said
 Haveram Singh of JCR. the sum of Rs. 69,500/-
 towards the purchase price of the property
 mentioned in the sale deed dated 21/6/06.
 The receipt is hereby acknowledged.
 T. u. C. JCR.



7
2/8/06



बाली देवी
2/6/06

-: 7 :-

favour of the Purchaser and the Purchaser from this day 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 liberty to mutate her 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.

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Paid to ... Hooe. Ram. Singh... of ...
 for... seed ...
 Rs. 69500/-
 21/6/06
 ...
 ...

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21/6/06

90/5/2
2/5/12

-: 8 :-

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, JNAC/MNAC Survey Ward No.10, District Sub-Registry Office and town of Jamshedpur, Dist. Singhbhum East, recorded under-

<u>Khata No.</u>	<u>Plot Nos.</u>	<u>Area</u>	<u>Boundary</u>
257	250	0.0350 Hect.	N: Portion of Plot No.487, now purchased by the Purchaser; S: Plot No.251, now purchased by the Purchaser ; E: Plot No. 466 ; W: Plot No. 249 ;

p/9.....



2/4/16

Handwritten note: 2/18/06

--: 9 :-

<u>Khata No.</u>	<u>Plot Nos.</u>	<u>Area</u>	<u>Boundary</u>
257	251	0.0220 Hect.	N: Portion of Plot No. 250 now purchased by the Purchaser; S: Portion of Plot No. 252 now purchased by the Purchaser;
404	486	0.0480 " (2/3 share out of 0.0720 Hect.)	E: Plot No. 466; W: Plot No. 249; N: Portion of Plot No. 490 now purchased by the Purchaser; S: Portion of Plot No. 487, now purchased by the Purchaser ;
	488	0.0307 " (2/3rd. share out of 0.0460 Hect.)	E: Plot No. 485; W: Portion of Plot No. 488, now purchased by the Purchaser; N: Portion of Plot No. 489, now purchased by the Purchaser; S: Portion of Plot No. 487, now purchased by the Purchaser; E: Portion of Plot No. 486, now purchased by the Purchaser; W: Plot No. 249 ;

Total Area measuring: 0.1357 Hectere = 33.92 (thirty three point nine two) decimals i.e. 20.54 (twenty point five four) kathas of raiyati land.

2/8/06



16/2/2016
2/8/06

--: 10 :-

Total Annual Rent:--Rs. 156/-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.

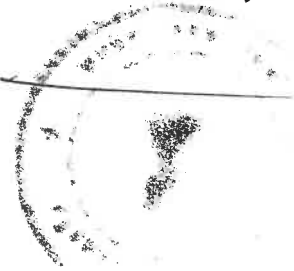
WITNESSES:-

1. Ramkishore Singh
RIN KISHORE SINGH
2. MRS SAHEE

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

Certified that the original and the duplicate
of this Deed are same and exact to each other
and each contains 1050 words. *Sh*

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



Drafted by :-
Sh 2/8/06
Jsr. Court.



78.

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112210

-: 11 :-



Sachin
PURCHASER 2/8/06

Certificate:- Certified that the finger prints of left hand of each persons whose photographs is affixed in the document have been obtained by me or before me.

Sachin
Advocate. 2/8/06

:- 11 :-



भारत सरकार
केन्द्रीय प्रशासनिक विभाग
नया दिल्ली



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28/8/86

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ku 11912
2/16/66
PURCHASER

गदजी देवी
2/16/66
SELLER

ग्रामियुचित क्षेत्र - जमशेदपुर

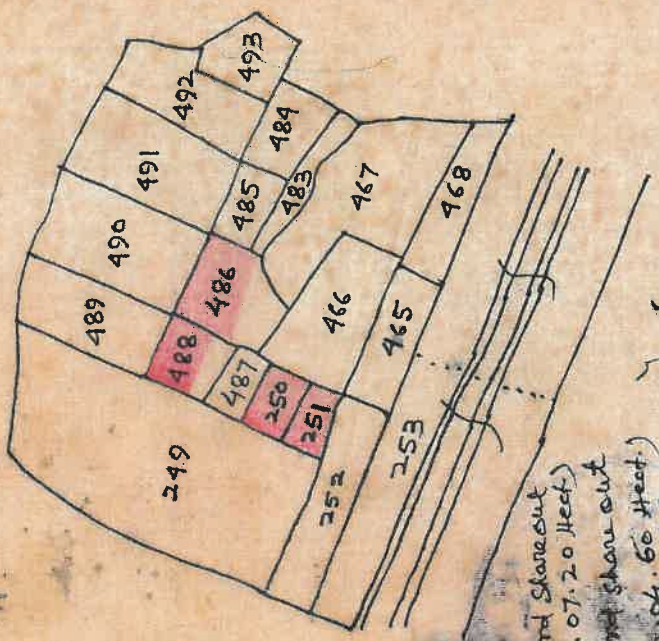
वार्ड नं - 10

गाना - बाहयशिला

जिला - सिंधुभूम

पैमाना - 1 से०मी० = 20 मीटर

सर्वे सार - 1970-71 ई०



KHATA NO Plot No. Area

257 - 250 - 0.03.50 Hect.

251 - 0.02.20 Hect.

404 - 486 - 0.04.80 (2/3rd Share out of 0.07.20 Hect.)

488 - 0.03.07 (2/3rd Share out of 0.04.60 Hect.)

सर्वे

मानगो वार्ड नं.-10 अ.क्षे.मानगो 16411 हरेराम सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
257,404	250,251,486,488	0 एकड़ 33.52 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 (2022-2023)
		तीन वर्ष से ज्यादा (2018-2019) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	335.00	335.00	335.00	335.00	335.00	335.00
गुजारी (भावली)	83.75	83.75	83.75	83.75	83.75	83.75
सेस	167.50	167.50	167.50	167.50	167.50	167.50
सूद	167.50	167.50	167.50	167.50	167.50	167.50
मुतफरकात	67.00	67.00	67.00	67.00	67.00	67.00
मीजान	820.75	820.75	820.75	820.75	820.75	820.75

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2018-2019) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	335.00	335.00	335.00	335.00	335.00	
गुजारी (भावली)	83.75	83.75	83.75	83.75	83.75	
सेस	167.50	167.50	167.50	167.50	167.50	
सूद	167.50	167.50	167.50	167.50	167.50	
मुतफरकात	67.00	67.00	67.00	67.00	67.00	
मीजान अदायकारी	820.75	820.75	820.75	820.75	820.75	

(१) मीजान कुल (लफजों में) : Four Thousand One Hundred Three Rupees and Seventy Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 4103.75

तारीख अमला तहसील कुनिन्दा : 27-07-2022

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।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print