

423

Royalty sale Dhanbad 9,00,000/- of 36000/-

355

46
22/1

40
22/1



03DD 58909

निबंधन नियम 21 के अंतर्गत गैर न्यायिक
कागजात पर एक की मात्रा 46 के अर्धीन
की ग्राहक है और न्यायिक न्याय एक्ट-1999
की अनुसूची 1 का भाग 23 के अर्धीन
व्यक्ति के द्वारा जारी किया गया है अथवा निकल
नश्वीय व किंमत के साथ - शुल्क प्रयोग
नहीं है।
22-1-13

अधिकार प्राप्त
अनुसूची IV की भांति



अचल अधिकारी... से प्राप्त सूची के
अनुसार दस्तावेज में वर्णित मीजा...
संख्या 48... के खाता नं. 111-11...
विशिष्ट खाते से बाहर है/सूची बंद नहीं है।

बपसील कर्णीत जमीन का मूल मालिक श्री का
के अनुसार निर्धारित न्यूनतम शुल्क से कम नहीं

ABSOLUTE DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 22nd day of January, Two Thousand Thirteen, BY & BETWEEN:- **SRI AJAY KUMAR SINHA**, Son of Binay Bhushan Sinha, by faith Hindu, by caste Kayastha, by occupation Service, Resident of Binod Nagar, Police Station & District Dhanbad, hereinafter called and referred to as the **VENDOR**: (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs executors, successors, administrators, legal representatives and assignees) of the ONE PART:

AND IN FAVOUR OF

SMT. KUSUM DEVI, wife of sri Mithlesh Kumar Sinha, by faith Hindu, by caste Kurmi, by occupation Housewife, Resident of Binod Nagar, Near Railway Line, Police Station & District Dhanbad, hereinafter called and referred to as the **PURCHASER**: (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executor successors, administrators, legal representatives and assignees) of the OTHER PART:

Fee paid

AM 27000/-
Sal 230
P-fee 0.94
27000.94

22/1

धनबाद कोषगार से निर्गत

कोषगार बदाधिकारी
धनबाद

Memo No. 8141/12-13
Issued to Kusum Devi
of Dhanbad
Through
Non Judicial/Court Fee Stamps
of Rs. 3200/- (2500 + 500 + 1000/-)

Accountant/Stamp Clerk
District Treasury, Dhanbad

22-01-2013 10:00 AM
कार्यालय कोषगार में कोषगारी अधिकारी के द्वारा जारी किया गया है।
द्वारा प्रमाणित किया गया है।
अज्ञेय कुमार शिखा
विनायक प्रसाद शर्मा
विनायक प्रसाद शर्मा
कमल
22-01-2013



Ajay Kumar Shikha



5000Rs.



Ajey Kumar Sinha



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WHEREAS the survey settlement Plot No.191, appertaining to Khata No.5, of Mouza Bhuda, Mouza No.48, under police station Dhanbad, chowki, sadar sub registry office and District Dhanbad, purchased by the vendor by virtue of Regd. Deed of sale being No.1528, dated 20/02/2009, Registered at Sub Registry Office Dhanbad, entered in Book No.1, Volume 43, Pages 535 to 556 for the year 2009 and since the purchase the vendor is in peaceful and undisturbed possession thereof by mutating his name in the sherista of the Landlord the State of Jharkhand vide Mutation Case No.182 (III) 2009-2010 and paying rent for the same under Thoka No.2163.

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 3.16 Kathas unto a willing purchaser to meet his financial requirement.

AND WHEREAS the purchaser knowing the intention of the vendor has agreed to purchase the said land and offered to pay a sum of Rs.9,00,000/- (Rupees Nine lacs) only, as the highest consideration thereof, which the vendor has accepted.



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Ajay Kumar Singh



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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS: -

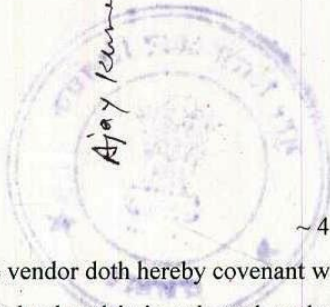
That in consideration of the sum of Rs.9,00,000/- (Rupees Nine lacs) only, has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land, which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained. The vendor doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of ABSOLUTE SALE all his right, title, interest and possession etc. together with all claims, demands, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for at all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making house etc. Thereon, by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.



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Ajay Kumar Singh



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That the vendor doth hereby covenant with the purchaser that is the true and lawful owner of the land and is in sole and exclusive possession over the said land and the vendor has not in any way or manner transferred to encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendor is not the true and lawful owner of the land or has other sharer or co-sharer or that the vendor has no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof .

That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise to the Landlord the State of Jharkhand and the purchaser will be liable for the imposed tax or taxes from to-day and onwards.

That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.



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Ajay Kumar Singh

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The land hereby conveyed by this Deed is not Prohibited by Govt. i.e. does not come under Govt. land, Govt. Settled land, Bhudan land, Forest land, and Adivasi land, and does not come under Govt. Acquisition land, and the Vendor and Purchaser satisfied with the contents of this Deed.

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his own freewill and choice on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of Raiyati land situated in **MOUZA: BHUDA**, Police Station Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad.

MOUZA: BHUDA, Mouza No.48, Khata No.5,(Five) Plot No.191, (One hundred ninety one) purchased area 7 Kathas 3 Chhataks 12 Sq.ft. out of which measuring an area 2276 Sq.ft. or 3.16 Kathas or to say 5.22 dec.(Five point two two decimals) of land, is hereby sold by this sale deed.



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Ajay Kumar Singh

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As per plan attached herewith and shown in colour Red, which is butted and bounded as follows: -

By North: - Smt. Gouri Devi on same Plot.

By South: - Own land of Vendor.

By East: - Rameshwar Singh.

By West: - 10 feet wide Road.

MEMO OF CONSIDERATION

Rs.9,00,000/- (Rupees Nine lacs) only paid by the purchaser to the vendor as under: -

D. D. No.000640 date 04/06/2012 for Rs. 4,00,000/-

D. D. No.000662 date 06/06/2012 for Rs. 5,00,000/-

Both D.D. Issued by IDBI Bank Skylark Complex, Bank More Dhanbad.



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PHOTOGRAPHS AND FINGERPRINTS OF THE PURCHASERS:-



कुसुम देवी

(Signature)





झारखण्ड JHARKHAND

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Ajay Kumar Singh

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Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me, and the deed has been printed in my office as per draft given by the parties:-

Signature
Licence No. 1823/93
Dhanbad

WITNESSES

1. Meekesh Kumar Singh,
S/o Sri Ram Bakti Singh
Binod Nagar Chiragan
Dhanbad.
2. Babu Singh
S/o Sri J. B. Singh
Binod Nagar
Dhanbad

Seller:- Sri Ajay Kumar Sinha S/o- Binay Bhusan Prasad Sinha of Binod Nagar P.S. & Dist -Dhanbad.

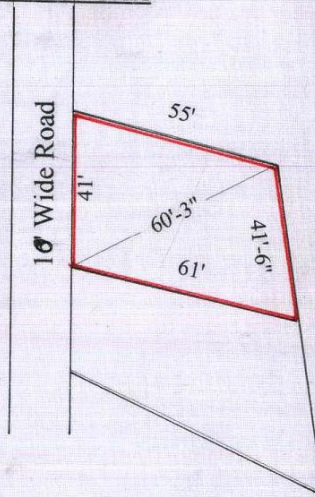
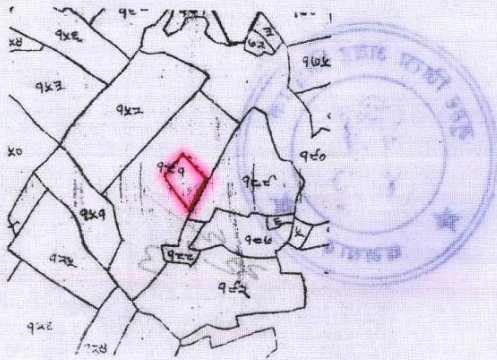
Purchaser:- Smt. Kusum Devi W/o-Sri Mithlesh Kumar Sinha of Binod Nagar, Beside Railway Line, Dhanbad.

Schedule:- Mouza- Bhuda No.-48 P.S.- Dhanbad Khata No.-5(Five) Plot No.-191 (Part)
Area- 3.16 Katha Or say 5.22Decimls = 2276 Sq.ft. (Shown in Red)

Boundary:- North- Smt. Gouri Devi on Same Plot South- Own land of Seller
East-Rameshwar Singh West-10' Wide Road

Scale- 1" = 330'0"

Site Plan Not to Scale



Traced by:-
Shankar (A-in)

Ajay Kumar Sinha



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

Token Date/Time: 22/01/2013 14:39:43

Document Type	Sale Deed	Presenter	Ajay Kumar Sinha	Date of Entry	22/01/2013
Owner Name & Address	Binod Nagar, Dhanbad	DOE		Total Pages	22
Applicable Doc. Value	900000	Stamp Value	36000	Book	1
Document Value	900000	Serial No.	0	CNO/PNO	

Property Details:										
Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	48	0	BHUDA	5	191			U_RES	5.22 Decimal	525951.54

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

Party Details:								
SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Ajay Kumar Sinha	Binay Bhushan Prasad Sinha	Service	General	Form 60		Binod Nagar, Dhanbad
2	VENDEE	Kusum Devi	Mithlesh Kr. Sinha	House Wife	General	Form 61		Binod Nagar, Near Rly Line, Dhanbad
3	Identifier	Mahesh Kr. Sinha	Ram Fikir Singh	Business	General			Binod Nagar, Chiragora, Dhanbad
4	Witness1	Mahesh Kr. Sinha	Ram Fikir Singh	Business	General			Binod Nagar, Chiragora, Dhanbad
5	Witness2	B.B. Sinha	J.P. Sinha	Retired	General			Binod Nagar, Dhanbad

Fee Details:		
SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	27,000.00
4	SP	330.00
Total		27,333.44

Ajay Kumar Sinha

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।
निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया
जिसकी पहचान निवासी
अजय कुमार सिन्हा
महेश कुमार सिन्हा
समन्वयनीय

पिता
पेशा
राम फिकर सिंह
उपवनायक
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

No.46 Token Date: 22/01/2013 14:39:43
Deed No./Year :423/355/2013
Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ajay Kumar Sinha Father/Husband Name:Binay Bhushan Prasad Sinha (VENDOR) Binod Nagar, Dhanbad		
2	Kusum Devi Father/Husband Name:Mithlesh Kr. Sinha (VENDEE) Binod Nagar, Near Rly Line, Dhanbad		
3	Mahesh Kr. Sinha Father/Husband Name:Ram Fikir Singh (Identifier) Binod Nagar, Chiragora, Dhanbad		
4	Mahesh Kr. Sinha Father/Husband Name:Ram Fikir Singh (Witness1) Binod Nagar, Chiragora, Dhanbad		
5	B.B. Sinha Father/Husband Name:J.P. Sinha (Witness2) Binod Nagar, Dhanbad		

Book No. I
Volume 11
Page 535 To 556
Deed No 423/355
Year 2013
Date 22/01/2013 15:57:53

REW
District Sub Registrar

Signature of Operator