

2892 K. Ranyti Sale Gobindpur Value-376000/- 21-22500/- 2420



27/4
23
22
21

निर्वाण निरुक्त 28 के अधीन और (अपवर्णक)
कायदा तारीख 1956 में 46 के अधीन
जो प्रायः 4 के अधीन 1956-1899
की अनुसूची 1 के अधीन 23 के अधीन
दयाकर-1956 के अधीन 4 के अधीन दिक्कत
सशर्त-1956 के अधीन 2 के अधीन, समाविष्ट
करी है।
02/4/13 02-04-13

05AA 241193



Upendra Singh
02/04/2013

अचल अधिकारी जो कि... से प्राप्त सूची के अनुसार दस्तावेज में वर्णित मोजा... नम्बर 89... के खाता नं. 09824 तबखील बर्नात जमीन का माल मंग बर्नात राज निषिद्ध खाते से बाहर है/सूची बन्द नहीं है के अनुसार निर्धारित...
209
24

THIS DEED OF ABSOLUTE SALE is made on this the 2nd day of APRIL, Two Thousand Thirteen BY & BETWEEN SRI LAKHAN SAXENA, son of Late Sidheshwar Prasad, by faith Hindu, by Caste Kayastha, by occupation Service, resident of Ramnagar Colony behind Dhanbad Jail, Police Station and 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, executor successors, administrators, legal representatives and assignees) of the ONE PART, Vendor Rep. by HIS Attorney SRI UPENDRA SINGH, S/o Sri Srikant Singh, by caste Rajput, by occupation Business, R/o Memkomore, P.S. Barwadda, District Dhanbad, vide Power No. IV-387 dt. 16.3.2013; regd. at Dhanbad. AND IN FAVOUR OF SRIMATI VANDANA SINGH, wife of Sri Rudra Pratap Singh, by faith Hindu, by caste Rajput, by occupation Housewife, resident of Purana Rajbari (Bakrihat) Police Station Jharia 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, executors, successors, administrators,

Fee Paid
Aji 11280=0
S 500=0
MB 150=0
2=50
Salis 0=94
Pfee 11933=44

for 21/4/13

005582/11

धनबाद कोषगार से निगत

कोषगार पदाधिकारी
धनबाद

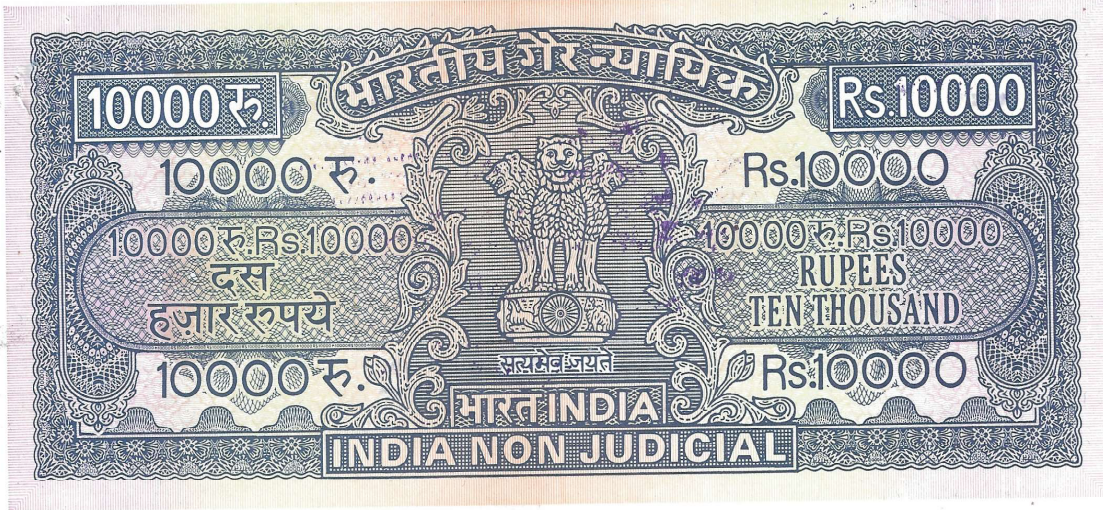
6593/11-12.
Banshana Singh
PS, Dhanbad,
Through
Non Judicial/Court Fee Stamps
of Rs. 22500/- (10000 x 2 + 10000 x 2 + 500)
3/10/13
Accountant/Stamp Clerk
District Treasury, Dhanbar



02-04-13 10-00-1-00
200
कार्यालय
द्वारा प्रेषित
नियंत्रण
मि. श्री
पाम
बाति
22EW
02-04-13

Ushanda Singh
02/04/2013





05AA 241194

Uppinder Singh
02/04/13

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legal representatives and assignees) of the OTHER PART:

WHEREAS the below mentioned schedule land is purchased by the vendor by virtue of registered sale deed being No.14782 dated 29.10.2010 from Udai Kumar Ray and others, registered at Dhanbad registry office, which rent was recorded in the name of Udai Kr.Ray and others under Thoka No.2280 in the C.O.Office Gobindpur, and since the date of purchase, vendor is in peaceful and undisturbed possession thereof.

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling the said land which is more fully described in the schedule below unto a willing purchaser to meet his financial requirements.

AND WHEREAS the purchaser knowing the intention of the vendor have agreed to purchase the said land and offered to pay a sum of Rs. 3,76,000/- (Rupees three lacs seventy six thousand) only, as the highest consideration thereof.

005583/11
धनबाद कोषगार से निगत

कोषगार पदाधिकारी
धनबाद

आदेश नं. 6593/11-12
अनुचित नं. Vandans Singh
पु. PS Dhanbad
Through.....

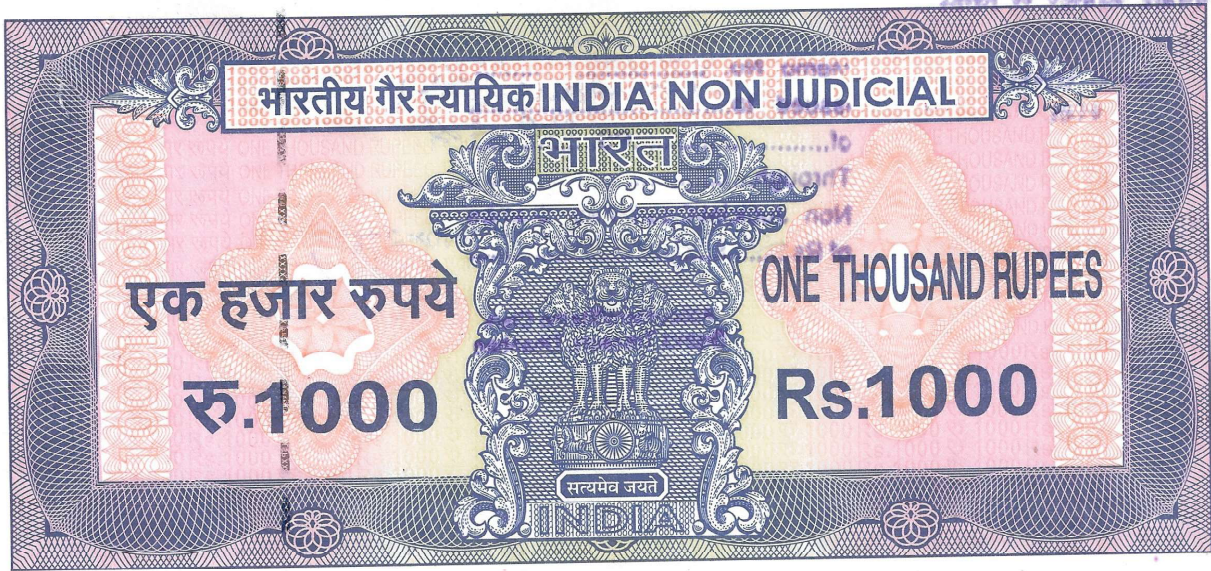
Non Judicial/Court Fee Stamps
of Rs. 22,500/- (10,000/- + 10,000/- + 2,500/-)

Accountant/Stamp Clerk
District Treasury, Dhanbad

Handwritten notes in orange ink, possibly a date or reference number.

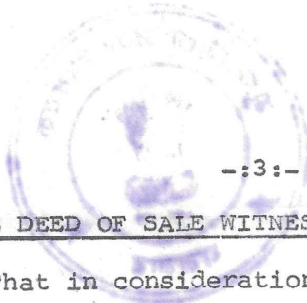


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झारखण्ड JHARKHAND

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Upendra Singh
02/04/13

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in consideration of the sum of Rs.3,76,000/- (Rupees three lacs seventysix thousand) only, have been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admit and acknowledge) 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, convey, transfer and assign unto the purchaser by way of ABSOLUTE SALE all his entire right, title, interest and possession etc. together with all claims, demands, liberties, 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 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 or otherwise as the purchaser like.

011589/11

एनबीएड कोषधर से निगत

कोषधर पदाधिकारी
एनबीएड

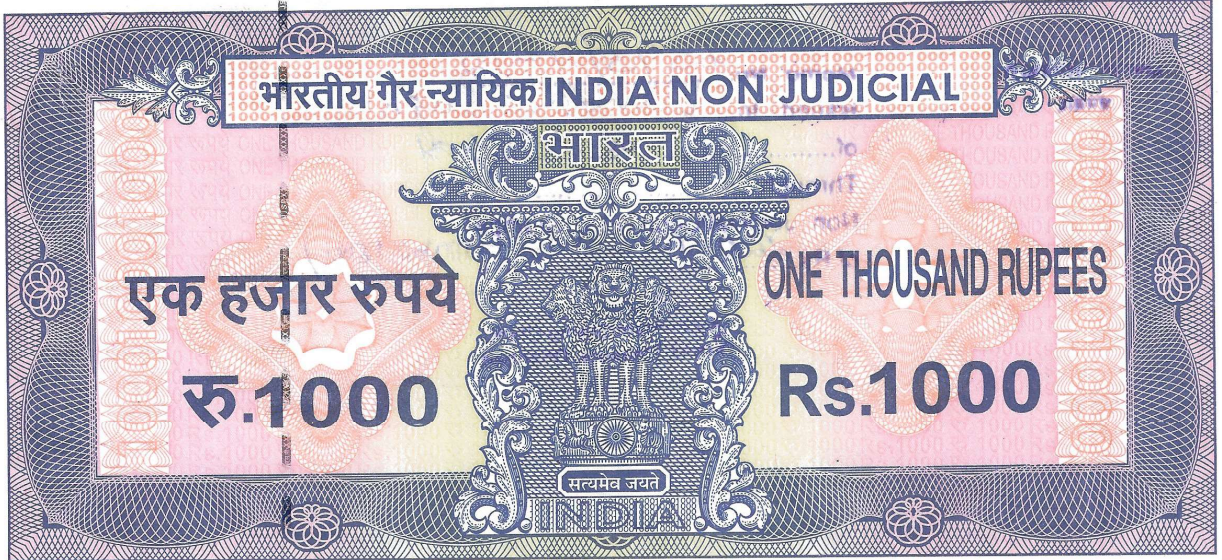
Memo No. 6593/11-12
issued to Vardans Singh
of PS. Dhurwa
Through.....

Non Judicial Court Fee Stamps
of Rs. 22,500/- (10000*2 + 1000*2 + 500)

5/11/16
Accountant/Stamp Clerk
District Treasury, Dhanbad



02-04-13



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Upendra Singh
02/04/13

2. That the vendor doth hereby covenant with the purchaser that he is the true and lawful owner of the land and is in sole and exclusive possession over the said land and he has not in any way or manner transferred or 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 have other sharer or co-sharer or that the vendor have 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.
3. That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.1/-to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this sale deed.
4. 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



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Upendra Singh
02/04/13

purchaserto in and over the vendor land and the vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

That the property 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 Adhivasi land and does not come under Govt. Acquired land and the vendor and purchaser satisfied with the contents of this deed.

IN WITNESS WHEREOF the vendor have set and subscribed his respective 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: BHELATAND, under P.S.Gobindpur, chowki sadar registry office Dhanbad, sub registry office Gobindpur, District Dhanbad.

Upendra Singh
02/04/13

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MOUZA: BHELATAND, Mouza No.89
KHATA NO.22(TWENTYTWO)
PLOT NO.2081 and 2082, Measuring an area 2 kathas or to say
3.30 decimals of residential land under subsidiary road is
hereby sold by this sale deed.

As per plan attached herewith and shown in colour red which is
butted and bounded by:-

- NORTH: Survey Plot No.2081(P).
- SOUTH: Village Road.
- EAST: Rameshwar Prasad.
- WEST: Kamlesh Kr.Thakur.

WITNESSES:

1. Visaya Prakash Sinha,
Visaya Prakash Sinha,
Vinnay Bihar colony
Dhuniya, Dhanbad.
2. Upendra Singh
Upendra Singh
02/04/13

upandee singh
02/04/13

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Vandana Singh
02/04/2013



Certified that the finger prints of the left hand of the vendor and purchaser whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.


Signature


Licence No.

Seller:— Sri Laxhan Saxena s/o Late Gideshwar Prasad of Ram Nagar Colony, P.S. 8 dist. Dhanbad, Rep. by his attorney Sri Upendra Singh S/o Srikant Singh of Meameo More - Barwadda.

Purchaser:— Smt. Bandna Singh w/o Sri Rudra Pratap Singh of Purana Rajbari (Bakrihaat) P.O. 8 P.S. Jharia, dist. Dhanbad

Schedule:— mouza: Bhehatand No.: 89. Khata No.: 22. Plot No.: 2081, 2082, Area: 2 Katha, or to say 3.30 Dec.

Boundary:— North :: Plot No.: 2081 (P)
South :: Village Rasta
East :: Rameshwar pd.
West :: Kamlesh Rv. Thakur.

Shown in red



Upendra Singh
02/4/2013

TRUE COPY

